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1. Summary

Alliance UBS Limited is devising proposals for the redevelopment of land on Upper Brook Street, Chorlton, Manchester (centred on NGR 384708, 397032). In order to support the planning applications for the scheme Alliance UBS Limited have commissioned Salford Archaeology to carry out an archaeological desk-based assessment for the proposed development site. This was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed schemes and the future treatment of any surviving remains.

The proposed course of the Roman road from Manchester to Buxton runs through the north of the Site. During the medieval period, the development site was most likely agricultural and lay within the manor of Chorlton Row (Chorlton-upon-Medlock), which was recognised as a separate township by 1618. The proposed development area likely remained undeveloped during the post-medieval period though a lane, later known as Rusholme Road, traversed through the site by at least the late 18th century.

Several plots of residential buildings had been erected within the site by the early 19th century. Rusholme Road chapel and associated Sunday school had been built within the north of the proposed area by 1824. In addition, a female penitentiary fell partially within the east site boundary. By the mid-19th century, further residential buildings including double-depth and single-depth housing had been built throughout the site. By the end of the 19th century, the area had been completely developed, with an additional Sunday school in the eastern half of the proposed development area.

The proposed development area remained mostly unchanged throughout the early 20th century, apart from the replacement of the female penitentiary into a school and later by a free public library. By 1969, the entire site had been cleared and the historic street pattern had been removed. The proposed area currently consists of several large properties that are disused, with associated carparking in the north.

The potential for the site to contain buried archaeological remains is considered to be high. Remains may include the route of a Roman road, 19th-century houses, a chapel and Sunday schools. Any such remains that do exist within the site are likely to be of low (local) or potentially medium (regional) significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it has been agreed that an archaeological evaluation will be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance. The evaluation will target non-designated heritage assets of low (local) significance.

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined

by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

2. Introduction

Alliance UBS Limited have prepared a full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e))), and the provision of new public realm, two new public squares, new access and parking, and associated works at Upper Brook Street. The desk-based study aimed to identify as far as possible the nature, extent and significance of the sub-surface archaeological resource within the site so as to enable informed recommendations to be made for the future treatment of any surviving remains.

2.1 Site location

The proposed development area (centred on NGR 384708, 397032; referred to herein as the Site) comprises one plot of land, containing several large properties that are disused, and associated car parking in the north. The Site is bounded by Grosvenor Street to the north, Kincardine Road to the east and Upper Brook Street to the west (Fig. 1; Plate 1).



Plate 1 Site Boundary superimposed onto Satellite image of the Site

2.2 Topography and geology

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester. The River Medlock passes c. 280m north of the Site and the Site is located c. 200m north of the now culverted Cornbrook. The Site lies at a height of 38.4m above Ordnance Datum (aOD) and is relatively flat.

The Site is located on a band of solid geology comprising the sandstone of the Chester Formation, formed between 250 and 247.1 million years ago during the Triassic Period. The solid geology is overlain by superficial deposits of Devensian Till, which formed between 116 and 11.8 thousand years ago during the Quaternary Period (British Geological Society, 2021).

2.3 Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and does not lie within a Conservation Area. There are no Conservation Areas within a 500m radius of the Site. The Former Unitarian Chapel is bounded by the Site in the north, east and south, however it does not fall within the Site boundary.

The Site is located within 250m of six listed buildings (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report.

Site	Designation	List Entry	Location (NGR)
Former Unitarian Chapel	Grade II* Listed Building	1270670	SJ 84745 96980
The Mawson Hotel	Grade II Listed Building	1393734	SJ 84932 96834
Oddfellows Hall	Grade II Listed Building	1200840	SJ 84529 97139
94-938 Grosvenor Street	Grade II Listed Building	1218404	SJ 84508 97180
Adult Deaf and Dumb Institute	Grade II Listed Building	1200839	SJ 84398 97079
Former Grosvenor Picture Palace	Grade II Listed Building	1218431	SJ 84385 97067

Table 1 Designations located within 250m of the Site

3. Method statement

3.1 Introduction

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site and comprises a desk-based study. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2017).

3.2 Research sources

The desk-based assessment made use of the following sources:

- / Published and unpublished cartographic, documentary and photographic sources;
- / The Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- / Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- / The National Heritage List for England;
- / Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the Site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late eighteenth century.

3.3 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

3.4 The document

The following presents the historical and archaeological evidence for the Site. Chapter 5 discusses the previous archaeological investigations that have taken place within the Site. A gazetteer (Chapter 6) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with a map regression (Figs 3-9), is used to assess the significance of the remains (Chapter 7) and impact of the proposed development (Chapter 8). A mitigation strategy is outlined in Chapter 9, based on the assessment presented in the previous chapters.

3.5 Significance assessment methodology

An accepted methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important

archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013). These criteria have all been utilised in this assessment and are listed below:

- / Archaeological interest
- / Historical interest
- / Period
- / Rarity
- / Documentation
- / Group value
- / Survival/condition
- / Fragility/vulnerability
- / Diversity
- / Potential

The significance assessment also uses the approach to assessing heritage value contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' issued by the International Council on Monuments and Sites (ICOMOS) in January 2011 (ICOMOS, 2011). This document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown.

3.6 Impact assessment methodology

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation is then recommended to reduce the level of impact on the significance of the identified assets.

4. Planning and legislative background

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2021).

4.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2021). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 189-208), and states that local planning authorities should consider:

- / the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- / the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- / the desirability of new development making a positive contribution to local character and distinctiveness; and
- / opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 194 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Paragraph 203 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 199-202) should be taken into account in determining a planning application.

Paragraph 205 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

4.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027 (Manchester City Council, 2012). The heritage strategy is outlined in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Manchester City Council, 2012, p. 164).

Policy EN3 states:

‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.’

Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).

5. Historical background

The following section provides a framework to the present study, working chronologically through the periods listed below (Table 2).

British archaeological periods		
Period	Sub-period	Date range
Prehistoric	Palaeolithic	Pre-10,000 BC
	Mesolithic	10,000 – 3500 BC
	Neolithic	3500 – 2300 BC
	Bronze Age	2300 BC – 700 BC
	Iron Age	700 BC – AD 43
Historic	Romano-British	AD 43 – AD 410
	Early Medieval	AD 410 – AD 1066
	Late Medieval	AD 1066 – AD 1540
	Post-medieval	AD 1540 – c 1750
	Industrial Period	c AD1750 – 1914
Modern	Modern	Post-1914

Table 2 Summary of British archaeological periods and date ranges

5.1 Prehistoric period

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral, Chetham's School and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007). There is currently no evidence of prehistoric activity within the Site. However, in 1887, a hatchet-shaped implement made of black ironstone from the Neolithic period was found in the river gravel between Sidney Street and Grosvenor Street, Manchester, 70m north-west of the Site (HER 1373.1.0). Any prehistoric remains within the study area are, at best, likely to comprise stray artefacts deposited within later, disturbed contexts such as the stone implement. The survival of any *in-situ* prehistoric archaeological deposits is very unlikely.

5.1.1 Archaeological potential

There is no known evidence for prehistoric activity within the Site boundary, and the potential for any such remains to survive from this period is considered to be low.

5.2 Romano-British period

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium*, which was established on a sandstone bluff within Castlefield (Gregory, 2007). Archaeological excavation has shown that in the late 1st century, the fort comprised a

turf rampart and timber gates, covering an area of c. 1.2ha, and was of a size compatible with holding a 480-man infantry unit. The fort was rebuilt to similar dimensions in stone c. AD 200 (*ibid*).

During the 2nd century, the fort was developed in association with a substantial extramural settlement, or *vicus* (Grealey, 1974, p. 11). Civilians occupied the extramural settlement, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for c. 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower. The Site lies approximately 1km south-east of the settlement.

Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD. The projected course of the Roman road from Manchester to Buxton (HER 28.3.0) follows the course of the modern A6 road, which the Manchester to Levenshulme section runs through the north of the Site. The total distance of the road is believed to be 23 miles long.

A Greek coin of the Christian period was found c. 1922 during excavations at Weymouth Street, Chorlton-on-Medlock, 500m south of the Site. The value of the coin was around 30 tornesi (HER 1372.1.0).

5.2.1 Archaeological potential

The route of the Manchester to Buxton Roman Road passes within the north of the Site, and therefore, the potential to find remains relating to the Roman period is considered to be medium.

5.3 Medieval period

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer & Brownbill, 1911). It is believed that from the Saxon times, a small community existed on both banks of the River Irwell close to the point where it is joined by the River Irk.

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late 11th century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons. This early settlement at the confluence of the Rivers Irwell and Irk seems to have been bounded on the landward side by Hanging Ditch, whose curving line ran between the two rivers, taking a line that was followed subsequently by Toad Lane, the forerunner of Todd Street and Corporation Street.

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962), but divided his other newly acquired land into several fiefdoms (Kidd, 1996). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*). A survey of the medieval layout of the city was undertaken in the 1980s by GMAU, which led to the designation of a zone defined as the Area of Medieval Manchester (Morris, 1983). The survey demonstrated that in addition to the manorial and ecclesiastical heart of the town, streets radiated out from the centre, with Deansgate being one of the main thoroughfares. The Site lies c. 1.7km to the south-east of Manchester's medieval core.

Chorlton-on-Medlock was originally known as Chorlton, and later, Chorlton Row (Farrer and Brownbill 1911, 251). The name Chorlton is believed to come from "farmstead of the freemen or peasants" (Mills 2011). It has been suggested that Chorlton-on-Medlock was originally joined with Chorlton-cum-Hardy and was the main peasant settlement within an extensive estate (Arrowsmith, 2013, p. 3).

At the beginning of the 13th century, the manor of Chorlton was held by thegnage by a local family, who took the name of the area as their surname. The manor was assessed as two plough-lands, and a rent of 20s. was the annual service. Gospatrick de Chorlton was tenant in 1202 until 1223, when his son Brun received seisin (possession of land by freehold) of one plough-land in Chorlton, having paid the king two marks as relief. Gospatrick had lost four oxgangs of land to Matthew, son of William (de Hathersage), by wager of battle. He had granted a further two oxgangs to his brother, Adam, for fighting with him against William, son of Wulfric de Withington. Gospatrick also granted four oxgangs of land to Henry de Trafford, who held a fifth in 1212 (Farrer & Brownbill, 1911, pp. 251-4). The two oxgangs of land that remained in the hands of the Chorlton family (held by Adam) later came into the possession of the Entwises of Entwisle. This part was sold in 1551 and probably dispersed soon afterwards.

The land in Chorlton was escheated to the Crown in the late 13th century, as it became part of the possessions of the Grelleys and La Warres, lords of Manchester, and was held as one ploughland by the old service of 20s. The Grelleys, on acquiring the lordship, appear to have granted it to Robert Grelley, who was in possession in 1278 and was succeeded by a son John, who in 1334 alienated his lands in Chorlton to Henry de Trafford. The Traffords thus acquired practically the whole manor, but part was afterwards held by the Traffords of Garrett (Farrer & Brownbill, 1911, pp. 251-4).

5.3.1 Archaeological potential

The Site most likely lay beyond medieval settlement activity and the potential for buried archaeological remains is considered to be very low due to the extensive development that took place in the 19th and 20th century.

5.4 Post-medieval period

By 1539, John Leland was able to describe Manchester as the ‘finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population’ (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

From the early 17th century, fustians produced in a network of towns with Manchester at their hub were being exported regularly to western and southern Europe, and the town became the principal commercial centre for the region (Hartwell, 2001, pp. 8-9). A flourishing business community developed, which was dominated by a few wealthy merchant manufacturers and fustian-dealing families, notably the Chethams, the Booths, the Wrigleys, and the Byroms. During this period, the Site presumably lay in a predominantly rural area that may have been used for agriculture.

In his tour of the country in the 1720s, Daniel Defoe (Defoe, 1727) noted that Manchester had ‘extended in a surprising manner, being almost double to what it was a few years ago’, reflecting the further expansion of the textile trade (Hadfield & Biddle, 1970). By the 1790s, Manchester’s thriving export market was beginning to displace London as a centre of overseas trade in cotton cloth, reflecting great improvements to the transport network across the North West.

Manchester underwent a rapid expansion during the post-medieval period. The population of Manchester increased from approximately 1800 people in 1563 to just over 3000 people in the year 1642 (Willian, 1980, pp. 38-9). The Hearth Tax Returns of 1664 listed 820 households, which suggests a population of approximately 3690. The population of Manchester roughly doubled between 1563 and 1664, despite an outbreak of plague in 1645 (Phillips & Smith, 1994, p. 7). By the census of 1773, the town’s population had dramatically increased even further, with approximately 24,937 people living in the township of Manchester, 23,032 of which were living in the town itself. During the post-medieval period, Manchester changed from what had been a small market centre into the largest town in Lancashire (Nevell, 2003).

The Site lay within the manor of Chorlton, which was recognised as a separate township, formerly known as Chorlton Row (Chorlton-upon-Medlock), by 1618. The River Medlock acted as the township boundary between Manchester and Chorlton-upon-Medlock. Chorlton Hall lay 100m to the north of the Site. The origins of the hall are uncertain, but the earliest reference dates to 1590, when the manor and its associated land were sold by Sir Edward de Trafford to Ralph Sorocold of Golborne (HER 13988.1.0). Ralph Sorocold sold the estate to Ellis Hey of Eccles, and in 1644 it was sold by the younger Ellis Hey to Thomas Minshull, apothecary of Manchester (Farrer & Brownbill, 1911, pp. 251-4). The Minshulls also acquired the adjacent Garrett estate, and Hough Hall in Moston. Although the Minshulls had purchased the estate by 1644, the hearth tax of 1666 recorded that the principal residence in Chorlton Row was that of Ellis Hey, with five hearths liable to tax. The entire township had 49 hearths liable to tax (Farrer & Brownbill, 1911, pp. 251-4).

The entire Minshull estate was acquired through marriage by Roger Aytoun of Inchdarney in Fife, who squandered the estates, part of which were sold in 1775. Chorlton was later purchased by John Dickenson of Manchester. The land tax returns of 1784 show that the ownership was much divided; Roger Aytoun still had the largest share, paying about a fifth of the tax. Land in Chorlton was also owned by John Taylor, the Gore-Booths, Mrs Piggott, Mr Melland, Mrs Hyde, and John Dickenson (Farrer & Brownbill, 1911, pp. 251-4). Some of these families were among the most notable in Manchester.

William Churchill Dickenson inherited Chorlton from his uncle, John Dickenson towards the end of the 18th century. William obtained an Act of Parliament in 1793, authorising him to let the land on building leases (Farrer & Brownbill, 1911, pp. 251-4) and the township increasingly became a residential suburb of Manchester.

5.4.1 Archaeological potential

The potential for post-medieval activity within the Site is considered to be low due to the extensive development that took place in the 19th and 20th century.

5.5 Onset of the industrial revolution

Significant quantities of cotton began to be imported into south Lancashire from the early 17th century, firstly in linen/cotton fustians. By around 1750, pure cotton fabrics were being produced, and cotton had overtaken wool in importance. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials.

By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of factory-based cotton manufacturing industry of international repute (Baines, 1835). This development was captured on the first detailed plans of Manchester, produced on four successive maps by Casson and Berry between 1741 and 1751 (Plate 2). The plans produced by Casson and Berry capture the expansion of Manchester and its suburbs, although it does not extend to the Site area.

The growth of Manchester was enhanced by the development of waterborne transport. The first key development was the founding of the Mersey & Irwell Navigation Company in 1721, which aimed to provide a navigable route from the Mersey estuary to the Salford and Manchester by improving the course of the River Irwell and the River Mersey. The navigation opened in 1734, opening up trade from the growing port of Liverpool to Manchester and Salford (George & Brummond, 2002, p. 22).

The next major development was the construction of the Bridgewater Canal, the first true canal in the world, completed between the Duke of Bridgewater's coal mines at Worsley and Castlefield by 1765. The Manchester end of the Bridgewater Canal was fed by the River Medlock, which was navigable as far as India House (HER 8654.1.0) on Whitworth Street. The combination of competition and improved efficiency halved the cost of coal and transport cost of raw cotton, vital to the sudden growth of the textile industry.

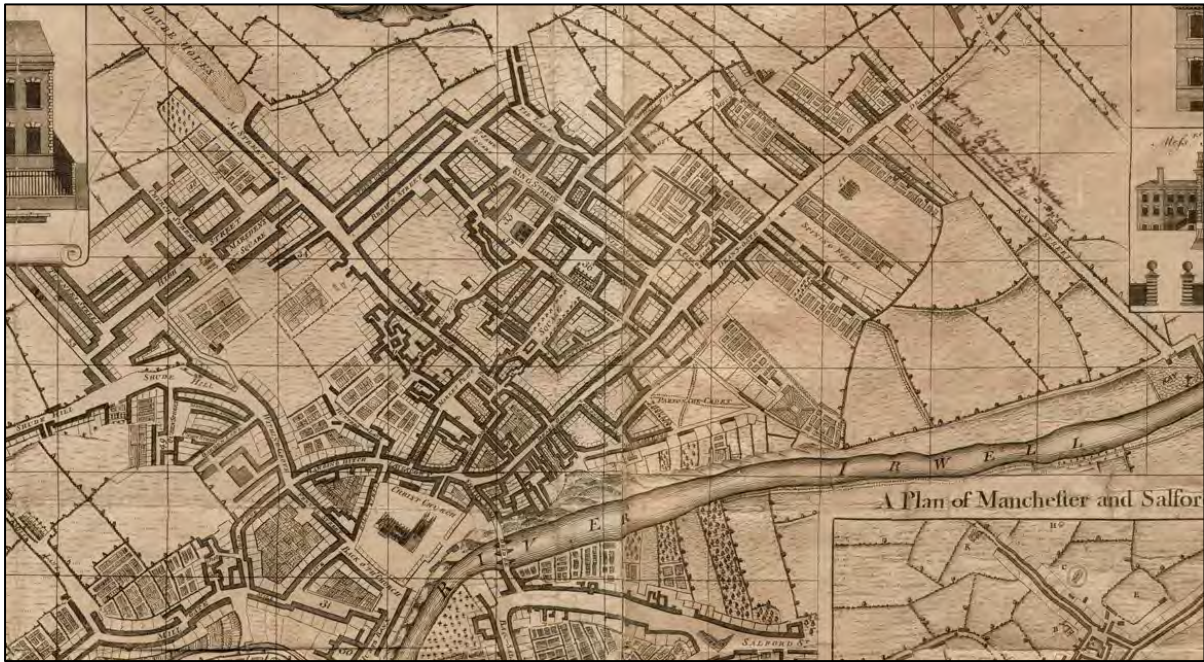


Plate 2 Extract from Casson and Berry's map of 1741, showing Manchester city centre

The success of the Bridgewater Canal acted as a catalyst for the construction of numerous canals, including the Rochdale Canal. The Rochdale Canal had been planned in 1765 by James Brindley but was not completed until 1804 when it joined the Ashton Canal to the north of the city centre. In 1805, John Rennie engineered its connection to the Bridgewater Canal, to the south of the city centre (DGM1553). The Rochdale Canal is located 600km north of the Site (MGM7516).

The earliest textile factories in Manchester were established in Ancoats and included several water-powered mills erected along Shooter's Brook, a tributary of the River Medlock, which ambled east to west to the north of the Site. In addition, several mills were built along the projected route of the Rochdale Canal, in anticipation of its development. One of the earliest mills established within Chorlton was Chorlton Old Mill on Cambridge Street (List Entry: 1197775, 800m north-west of the Site). The cotton spinning mill was built c. 1795, was considerably extended c. 1810 and then largely rebuilt in 1866. The earliest mill on the site was developed by Robert Owen before he moved to New Lanark. The 19th-century owners of the mill also developed the adjacent Chorlton New Mill (List Entry: 1197774). Chorlton New Mill was first constructed in 1814 and later extended in 1818 and 1845. The mill complex was considered a fine example of early large-scale mill building. The 1814 mill may have been the oldest surviving fireproof mill in Manchester, and the multi-phase site is a good example of a type of development and layout which became characteristic of 19th-century urban mills. However, the area around the Site grew as a predominantly residential area throughout the 19th century.

The industrialisation and growth of Manchester meant that from the end of the 18th century Chorlton-on-Medlock transformed from an agricultural landscape to an industrial suburb (Lewis, 1848). After the opening of Oxford Road in the early 1790s, the Minshull family sold their land to local entrepreneurs who intended to develop the area as a suburb of Manchester.

The centrepiece of this development was to be a new square, known as Grosvenor Square which was situated approximately 100m north-west of the Site.

In 1848, Lewis stated that with the “raising a new and beautiful town... having failed, the proprietors sold the land for cotton mills and cottages, which quite altered the character of the district”. As a result of this, the population increase in Chorlton-on-Medlock was centred in the north of the township, in areas that lay ‘contiguous with the river’ (Lewis, 1848). However, the initial growth of Chorlton-on-Medlock was slow, and the population was just 675 at the time of the 1801 census, compared with 70,409 for the township of Manchester (Arrowsmith, 2013). By 1821, the population had risen to 8209 (Brumhead and Wyke nd, ii-iii; Arrowsmith, 2013). During the 1830s, Chorlton-on-Medlock gained its own Town Hall and Dispensary, built on the south side of Grosvenor Square. In 1838, Chorlton-on-Medlock was included within the boundary of the new municipal borough of Manchester and the area was split in to two wards: All Saints and St Luke’s (Farrer and Brownbill 1911, 252; Arrowsmith 2013).

Whilst the north of the town was developing as an industrial area, the south was home to the town’s wealthier population. Throughout the early 19th century, wealthy middle-class housing developments were built in the area. The Industrial Revolution had created a class of increasingly wealthy business owners who moved out of the city centre to escape from the smoke and unpleasant landscape. The Site lies within the northern half of Chorlton-upon-Medlock and therefore evidence from the industrial period includes several workers’ houses, such as those excavated on Rusholme Road (HER16585.1.0), Rosamond Street East (HER16569.1.0) and Boundary Street (HER16590.1.0). It also includes industrial buildings such as the Mineral Water Works on Rosamond Street East (HER1679.1.0), a works building on Rusholme Road (HER16581.1.0) and a printing works on Bloomsbury, Rusholme Road (HER16585.1.0). All of which were found immediately east of the Site, on the opposite side of Upper Brook Street.

5.6 Development of the Site

The development of the Site can be traced reasonably well from the sequence of available historic mapping. One of the first maps to label Chorlton Row was Yate’s 1786 map (Plate 3). The map is too small a scale to provide any specific detail but shows that the Site lay within an area of fields between Chorlton Row and Ardwick Green. A lane ran broadly east to west through the Site, with ribbon development characteristic of the post-medieval period. The lane was named Rusholme Road on later maps. Scholes’ trade directory of 1797 gives an insight into the kinds of occupations that were common within Chorlton by the end of the 18th century. Many of the occupants were listed with agricultural related jobs such as cow-keepers. Other occupations included butchers, merchants and shop keepers, indicating a growing commercial economy. Several gentlemen were also listed (Scholes, 1797).



Plate 3 Extract from Yates' 1786 Map of Lancashire, showing the approximate Site boundary

Johnson's map of Manchester of 1819 is the first available map to show development within the Site (Plate 4). A grid of streets had been laid throughout the area in anticipation of development. Rusholme Road ran broadly east to west through the site, with development on either side, fronting onto an unnamed lane that was known as Upper Brook Street by the 19th century. In addition, two further streets had been partially established in the south of the Site with development on either side. In total, ten buildings occupy the Site in this period. The function of these buildings is unknown; however, it was most likely residential. Pigot and Dean's trade directory of 1821 reveals several residents along Rusholme Road, including a pawnbroker, a calico painter, a warehouseman and a fustian manufacturer. It is unclear whether any of the entries relate to the buildings within the Site (Pigot & Dean, 1821-22).



Plate 4 Extract from Johnson's map of 1818-9, showing the approximate Site boundary

Swire's map of 1824 shows further development within the Site, though the individual details of the buildings were not captured on the plan (Plate 5). A similar arrangement of buildings, situated on the south side of Grosvenor Street on Johnson's map appear to be captured on Swire's map. Several garden plots lay between the south side of Rusholme Road and Rosamond Place. A large rectangular building, annotated on Swire's map as '37' occupied the

junction of Upper Brook Street and Rusholme Road. The key on Swire's map suggests that the building was an 'Independent Chapel'. A building annotated '24' lay on the east Site boundary and functioned as a 'Female Penitentiary'.

A newspaper from 1876 (*Manchester Time*, 30th September 1876) reveals some information regarding the history of the Rusholme Road Independent Chapel. The community were celebrating the jubilee anniversary of the chapel and the adjoining Sunday school. Quoted within the newspaper was an explanation of when the chapel was opened for public worship:

"Eventually the present spacious and convenient chapel was opened for public worship of God on Thursday, August 31st, and on Sunday the 3rd of September, 1826... The entire cost of the chapel erected amounted to £6,014. The trust deed which was dated 1st August 1825... The church was formally incorporated by the mutual agreement of 28 persons."

Later Ordnance Survey maps (Plate 10, p22) label the church as having 1000 seats.

Several rows of buildings are captured within broadly the centre of the Site. The arrangement of these buildings suggests that they were blocks of workers' housing. Small plots of gardens lay to the south of the potential houses. The south of the Site remained vacant, apart from a small rectangular building of unknown purpose.

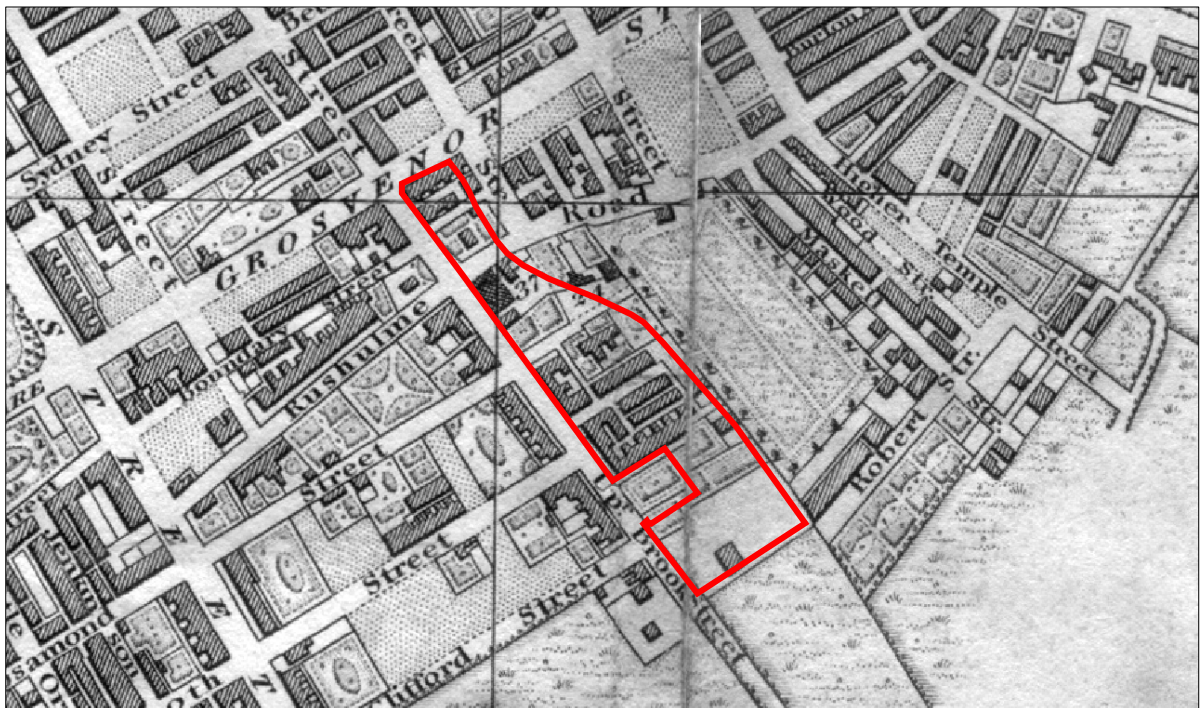


Plate 5 Extract from Swire's map of 1824, showing the approximate Site boundary

Banks and Co's *Plan of Manchester and Salford*, published in 1831 (Fig 3; Plate 6) is the first available map to show the individual footprints of the buildings within the Site. The plan shows that the Site was primarily residential, occupied by various forms of workers' housing. In total, seven double-depth houses lay within the north of the Site, fronting Grosvenor Street. Further double-depth houses lay to the south and lined Rosamond Place and Chorlton Terrace. A detached building lay on the north side of Rusholme Road surrounded by gardens. The building may have represented a Victorian villa. The largest houses within the Site lined the

east side of Upper Brook Street, whilst the smallest, consisting of a row of single-depth dwellings were situated along a court between Caygill Street and Rosamond Place. Further single-depth dwellings were situated on the south side of Caygill Street and along Dunn Street.

The independent chapel continued to occupy the junction of Upper Brook Street and Rusholme Road and was accompanied by a building just east of it, which was labelled on later maps (Plate 7) as a Sunday school. The grounds of a female penitentiary fell partially within the east of the Site, which was founded in 1836 (Farrer & Brownbill, 1911).

A total of two, double-depth semi-detached houses lay along the eastern boundary, next to the Rusholme Road burial ground, north of two additional semi-detached houses on Chorlton Terrace. Boundaries seem to have been laid out on the south side of Chorlton Terrace, to the west of the semi-detached dwellings. The same detached building, shown on the previous map, occupied land in the south of the Site, surrounded by vacant land and gardens.

A burial ground lay immediately to the east of the Site. The burial ground opened in May 1821 for the use of Protestant Dissenters. The cemetery became increasingly popular amongst the middle and upper-class residents of Manchester. An influenza outbreak swept through the country and put huge strain on the cemetery in 1837, with 36 burials taking place within the space of a day. The Burial Act of 1853 prohibited the opening of new graves, and therefore the burials started to decrease. In 1953 the cemetery became under control of the Manchester Corporation. The gravestones were exhumed and the ground grassed over. The cemetery is now a park known as Gartside Gardens (www.visitmanchester.com). The cemetery does not seem to have been associated with the independent chapel that lay within the Site.



Plate 6 Extract from Banks and Co's map of Manchester, 1831. Showing the Site boundary

The next available map that captures the Site is the Ordnance Survey map of 1851 (Fig 4; Plate 7), which is the first accurate plan that details the Site. Much of the Site remained unchanged, with only a few small changes shown on the map. Changes included the conversion of the female penitentiary into Rusholme Road day school, and an additional four double-depth terraced houses had been built along a new street that had been laid east to west through the south of the Site, named Repton Street. The Ordnance Survey map shows that most of the houses had either pavement lights or external staircases, indicating that they contained cellars. The smaller dwellings along Dunn Street and Caygill Court did not appear to have pavement lights, nor did some of the houses on the south side of Rosamond Place.

Slater's trade directory of 1850 (Slater, 1850) reveals a range of residents within the houses among the Site. On Upper Brook Street occupations of the residents include warehouseman, milliner, and shop keeper. More specialised occupations include a butcher, a chiropodist, a bookkeeper, a merchant and a share broker (Slater, 1850, p. 550). Residents along Caygill Street have similar occupations such as bookkeepers, warehousemen and a milliner (Slater, 1850, p. 559). The house along Chorlton Terrace were home to a woollen draper, a linguist, bookkeepers, manufacturers and a salesman (Slater, 1850, p. 556). Rosamond Street contained residents that were involved in trade such as a painter and a mechanic. It also reveals that No. 16 Rosamond Place was a lodging house (Slater, 1850, p. 626).

A photograph of the Rusholme Road Independent Chapel, taken in 1865 (Plate 8) reveals what the exterior of the building looked like. The front entrance was of classical design with several Doric columns supporting the portico.



Plate 7 Extract from the Ordnance Survey Town Plan map of 1851, showing the Site boundary



Plate 8 Rusholme Road Independent Chapel in 1865, courtesy of Manchester Local Image Collection

The Ordnance Survey Map of 1891 (Fig 5; Plate 9) shows that the main configuration of buildings within the Site remained unchanged, though some alterations had occurred, such as an additional building being constructed on previous gardens on Upper Brook Street. A tramway had been built and ran along the western boundary on Upper Brook Street. The Sunday school associated with the chapel had been expanded by 1891, and the Rusholme Road day school had been demolished and replaced by a free public library. The houses on the south side of Chapel Place had been converted into a second Sunday School. The villa that lay behind, facing Upper Brook Street had been replaced with a large rectangular building, with a courtyard in the middle. Slater's trade directory of 1895 listed the building as 'Automatic (The) Gas Meter Co. Ltd' (Slater, 1895, p. 782). The two semi-detached houses on Pulein Street had been converted into a single building, and three additional buildings had been

erected. Double-depth houses had been erected over former garden plots and the detached building in the south of the Site. These occupied the south side of Chorlton Terrace, Repton Street and the north side of Robert Street.

The census returns (See Appendix 1: Census Returns) of 1891 reveal several of the houses were occupied by large families or families with several borders. Some houses had multiple listings for the same address, which indicates that the properties were multiple occupancy. No. 3 Caygill Street was a boarding house. Additional boarding housekeepers were listed at No. 4, No. 12 and No. 13 Chorlton Terrace and No.2 and No. 14 Rosamond Place. Multiple households within Chorlton Terrace had general servants listed, which is an indication of wealthy residents. More specialised occupations usually associated with middle-class residents includes, an architect, a police superintendent and an accountant. An individual is also recorded as 'living on their own means', suggesting that they have enough money not to work. Most of the families living within the Site were local, either from Greater Manchester or Lancashire. Residents from further away were generally listed as boarders and visitors within the houses. The boarding house at No.2 Rosamond Place had several musical and theatrical residents, suggesting that the lodgers were momentarily staying at the lodging house while they travelled with work.



Plate 9 Extract from the Ordnance Survey Town Plan map of 1891, showing the Site boundary

Very little change can be seen in the early 20th century (Fig 6). By the Ordnance Survey map of 1922 (Fig 7; Plate 10) the only noticeable change was the conversion of the former domestic dwellings along Pulein Street into a cabinet works. Two small rectangular buildings were built on a vacant piece of land at the end of Repton Street, although their purpose is unknown.



Plate 10 Extract from the Ordnance Survey County Series map of 1922, showing the Site boundary

In the latter half of the 20th century, the buildings within the Site were progressively cleared and converted into works buildings. The Ordnance Survey map of 1950 (Fig 8; Plate 12), shows that the houses between Boond Street and Rusholme Road had been demolished. The free library, that falls partially within the north-east of the Site had been converted into a warehouse. The Sunday school south of Chapel Place had also been converted into a printing works. The larger building facing Upper Brook Street, that was listed in the trade directory as a gas meter company was a clothing factory by this period. Many of the houses along Chorlton Terrace had been demolished and some of the double-depth houses south of Repton Street had been demolished and replaced with a works building.

A photograph of the Site from 1959 reveals that some of the houses on Upper Brook Street and Caygill Street were being used for commercial purposes (Plate 11).



Plate 11 Extract from the Ordnance Survey National Grid map of 1950, showing the Site boundary



Plate 12 Upper Brook Street/Caygill Street, 1959. Courtesy of the Manchester Local Image Collection

By the late 1960s, the Site had completely transformed, which is evident on the Ordnance Survey map of 1969 (Fig 9; Plate 13). The remaining buildings within the Site had all been cleared. The historic lay out of the had also been lost. Rusholme Road had been concreted over and no longer ran perpendicular to Upper Brook Street across the Site. Kincardine Road had been built and runs broadly north-west to south-east, adjacent to the east Site boundary. A building had been erected along Upper Brook Street, which is labelled on the map as a beer house. A larger irregular shaped building, fronting Upper Brook Street dominated the south of the Site.

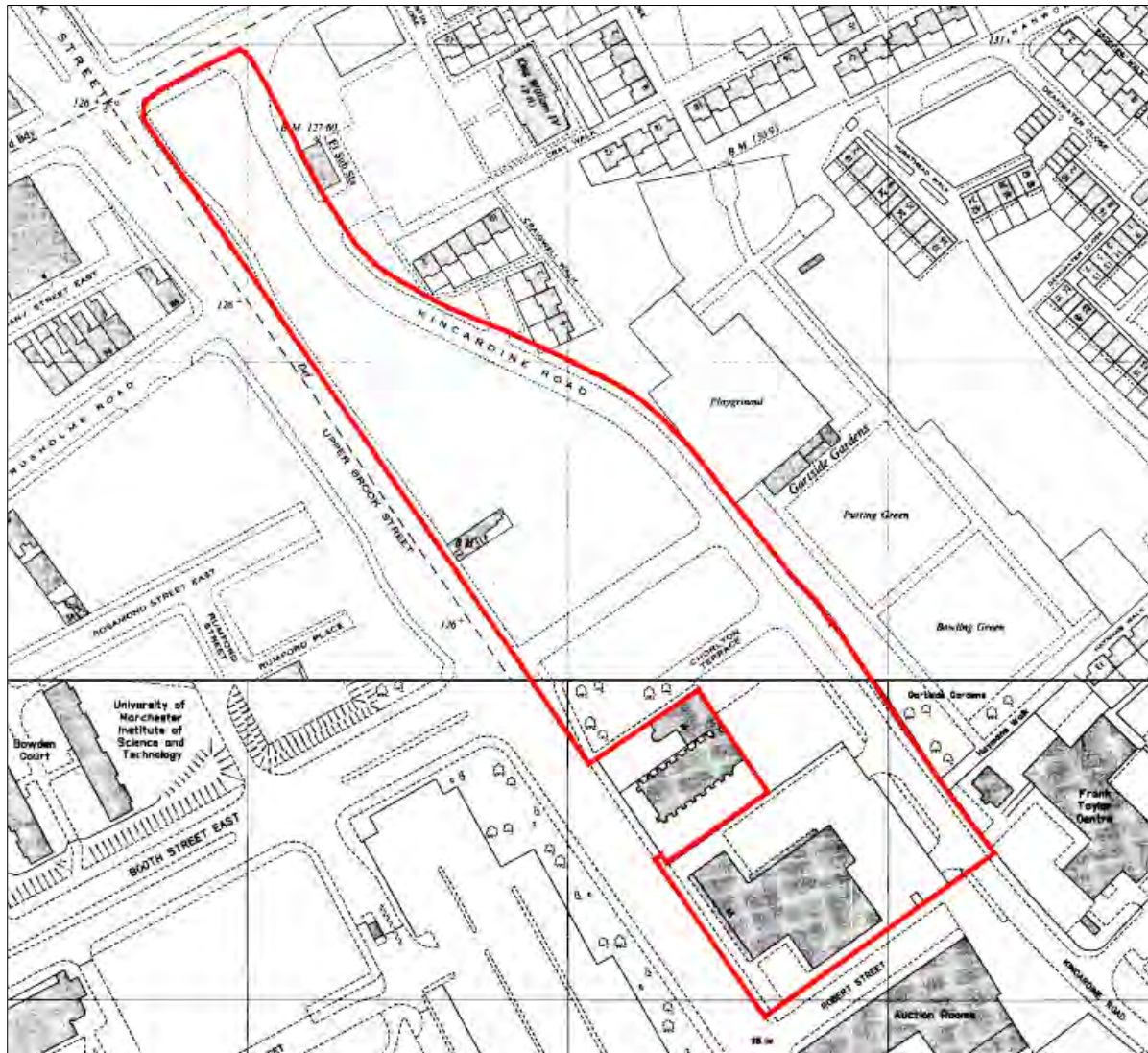


Plate 13 Extract from the Ordnance Survey National Grid map of 1969, showing the Site boundary

Modern mapping (Fig 2) reveals that the Site contains several large properties that are all currently disused. The north of the Site is used for car-parking.

5.7 Previous archaeological works

No previous archaeological works have taken place within the Site. In total, 28 previous archaeological works have taken place within 500m of the Site boundary. Non-intrusive works include 13 desk-based assessment, two surveys, four building recordings, two heritage statement, three evaluations, one watching brief. Intrusive works included three excavations.

Several desk-based assessments have been produced for land surrounding the Site. The most recent one being for Kincardine Court (EGM5184) in 2019, which lies 23m north-east of the Site. The DBA was carried out in advance of proposed extension works to existing student accommodation by AOC Archaeology. The research discovered that the site had low potential for archaeological remains predating the post-medieval period, and that successive developments on the site over the two centuries had likely damaged the remains. No further work was recommended.

Another desk-based assessment was produced in 2013 for the Rusholme Road Cemetery (EGM5293), which lies immediately west of the eastern boundary. This site was a cemetery in the 19th century, containing the remains of up to 80,000 individuals. The aim of the assessment was to investigate whether any human remains were left in Gartside Gardens and if so, how many. In 2014 a desk-based assessment was carried out by Phoenix Exhumation(s) Ltd on the Former Welsh Baptist Chapel on Upper Brook Street (EGM4366), which lies just outside of the western boundary of the Site. This was to assess all the available data relating to the church and graveyard, to explore the potential impact of the proposed development of the graveyard.

A further desk-based assessment was undertaken on the Manchester Engineering Campus Development, 27m west of the Site (EGM4128). The assessment was carried out to assess the potential below-ground archaeology and was undertaken by Dr Peter Arrowsmith, Archaeological Consultant. The assessment revealed that the potential remains would be considered of local significance and would include worker's houses on the former Back Grosvenor Street (HER 16529.1.0), as well as Oddfellows Hall (HER 11640.1.0) which is a listed building. It is understood that issues relating to the listed building were addressed in a separate report.

A previous desk-based assessment within the area was also produced by Peter Arrowsmith in 2012 at the National Graphene Institute, 100m west of the Site (EGM4212). During the 19th century, the proposed site contained a group of buildings that were mainly dated to the 2nd quarter of the 19th century and trial trenching was recommended within the report.

Intrusive archaeological works have also taken place with a 500m radius of the Site. In 2013, in the Gartside Gardens (Rusholme Road Cemetery) a ground penetrating radar survey by URS Infrastructure and Environmental UK Ltd (EGM5350) took place to try and identify the extents of the former 19th-century graveyard. Graves were present over the majority of the site and test-pitting was recommended. Within the same year, a trial trench was dug by Oxford Archaeology North (EGM5441). In total 14 trenches were excavated. The investigation revealed evidence of graves cutting the natural geology and the remains of what appeared to be *in-situ* coffins, likely to contain articulated human remains. It was concluded that *in-situ*

human burials remained within Garside Gardens and there was a very strong likelihood that burials did lie within the areas for proposed development.

At the National Graphene Institute in 2013, following the desk-based assessment, an excavation was commissioned by the University of Manchester (EGM5316). Oxford Archaeology North did a detailed recording of the cellars from a row of domestic dwellings erected in 1837. In addition, the rare physical remains of a Victorian Turkish Baths were exposed, together with the historic fabric that formed part of the Albert Club.

5.8 Summary of archaeological potential

No prehistoric activity is known to have taken place within the Site.

The Manchester to Buxton Roman Road is within the north of the Site. Therefore, the potential for remains from the Roman period is considered to be medium. Development from the later 19th century could have damaged the remains.

No medieval activity is known within the Site and the potential to find medieval remains is very low.

The Site likely remained agricultural during the post-medieval period and the potential for remains from this period are low.

By the early 19th century, rows of buildings had been erected within the Site, these likely represented domestic housing. Mid-19th-century mapping shows that various types of housing occupied the Site, including several double-depth houses, single-depth houses and villas with accompanying gardens. The Rusholme Road Chapel had also been established within the Site and a female penitentiary lay just beyond the east Site boundary.

The Site remained the same during the early 20th century, however, by 1950, several of the residential buildings had been demolished. Some of the buildings had been replaced or converted into industrial buildings such as a factory, works buildings and warehouses. Most of the buildings within the Site had been cleared by the 1960s (Fig 9).

The Site has high potential to contain remains from the industrial period, including the remains of cellars associated with 19th-century housing, Rusholme Road chapel and Sunday schools.

6. Site Inspection

A Site visit was undertaken on 26th May 2023. The aim of the Site inspections was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

The extant Site plot currently comprises hard standing concreted ground, with several disused properties. Inchley road runs through the centre of the Site, oriented broadly south-west to north-east.

The former Manchester to Buxton Roman Road crosses through the northernmost corner of the Site. Land in the location of the former road currently comprises of a disused carpark and overgrown vegetation (Plate 12 & Plate 13).



Plate 14 Photograph facing south-east, showing the north of the Site



Plate 15 Photograph facing south-east, showing the north of the Site.

The car park extends across the south of the Site, and covers the footprint of the previous Rusholme Road Independent Chapel (Plate 14). A rectangular disused building also lies within the north of the Site, where the houses on Boond Street were situated (Plate 14). It is unclear what the original function of the building was.



Plate 16 Photograph facing south-east, showing the site of the Rusholme Road Independent Chapel

A large, disused irregular building currently dominates the centre of the Site (Plate 15). It contains two associated garages to the rear of the building (Plate 16). Inchley Road was inaccessible due to road works.



Plate 17 Photograph facing east, showing the current large disused building within the Site



Plate 18 Photograph facing south-east, showing the disused garages within the Site.

The name 'Chorlton Terrace' is still currently used to identify the area, although it currently consists of overgrown vegetation and a disused rectangular shelter, to the rear of the Unitarian Church (Plate 17 & Plate 18).



Plate 19 Photograph facing east, showing Chorlton Terrace



Plate 20 Photograph facing north-west, showing the disused shelter within the Site

An additional disused, single-storey building lies within the south of the Site, which contains an extension that was previously used as a mobility shop (Plate 19).

No archaeological remains within the Site were identified during the site visit.



Plate 21 Photograph facing east, showing the south of the Site

7. Gazetteer

The following gazetteer entries (GE) summarise the sites of potential archaeological interest within the Study Area and elements of the historic landscape. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data. The locations of the gazetteer entries are shown on Figures 10-12 within Appendix 1: Figures.

Gazetteer Entry 01

Site Name	Manchester to Buxton Roman Road
Designation	No designation
HER Number	28.1.3
Site Type	Road (site of)
Period	Roman
NGR	384596, 397189
Source	HER
Description	A section of the Manchester to Buxton Roman Road (Manchester to Levenshulme section). The projected course of the Roman road from Manchester to Buxton follows the course of the modern A6 road.
Assessment	A section of the Roman road falls within the north of the Site and therefore, could be affected by the proposed development scheme.

Gazetteer Entry 02

Site Name	Early 19 th century buildings
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	Early 19 th century
NGR	384589, 397176; 384653, 397029; 384710, 397029; 384765, 396953
Source	Johnson's map
Description	In total, ten buildings occupy the Site on Johnson's map of Manchester, 1818-9, Pigot and Dean's trade directory of 1829 suggest the buildings were residential. The northern buildings were demolished in the later 20 th century, the buildings in the south of the Site were demolished later in the 19 th century.
Assessment	Remains of the buildings may survive within the Site and therefore could be affected by the proposed development scheme, particularly the remains of any cellars.

Gazetteer Entry 03

Site Name	19 th century double-depth houses
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	19 th century
NGR	384614, 397163; 384739, 37043; 384687, 397050; 384705, 397021

Source	Swire's map, Bancks and Co's map, OS Mapping
Description	Several courts of double-depth houses were constructed within the Site along Upper Brook Street, Rosamond Place, Caygill Street, Chorlton Terrace, Grosvenor Street, Repton Street and the north side of Robert Street. Multiple houses show paving lights on Ordnance Survey maps of 1850 and 1891 which is an indication that they were cellared. They were all gradually demolished by the latter 20 th century.
Assessment	Remains of the domestic buildings may survive within the Site, particularly any cellars, and therefore could be affected by the proposed development scheme.

Gazetteer Entry 04

Site Name	19 th century single-depth houses
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	19 th century
NGR	384609, 396906
Source	Bancks and Co's map, Swire's map, OS mapping, Census returns
Description	Several single-depth houses were constructed within the Site along Caygill Street, Rosamond Place and Dunn Street. Some of the houses show paving lights on the Ordnance Survey maps of 1850 and 1891 which is an indication that they were cellared. They were gradually demolished by the latter 20 th century.
Assessment	Remains of the buildings could survive within the Site, especially if they contained cellars and therefore could be affected by the proposed development scheme.

Gazetteer Entry 05

Site Name	19 th century villas and gardens
Designation	No designation
HER Number	-
Site Type	Domestic buildings (site of)
Period	19 th century
NGR	384609, 396906
Source	Bancks and Co's map, Swire's map, OS mapping
Description	Two detached buildings, which could represent Victorian villas lay within the north and south of the Site. They were accompanied by ornamental gardens and ancillary buildings. The villa that lay within the south of the Site was demolished and replaced with a row of double-depth houses by 1891. Semi-detached buildings with accompanying gardens lay Rosamond Place, however these were also demolished and replaced by double-depth houses by 1851. The northernmost villa was altered and eventually demolished by 1922.
Assessment	Remains of the buildings could survive within the Site, especially if they

were cellared and therefore could be affected by the proposed development scheme.

Gazetteer Entry 06

Site Name	Rusholme Road Independent Chapel
Designation	No designation
HER Number	-
Site Type	Chapel (site of)
Period	19 th century
NGR	384625, 397109
Source	Swire's map of 1824, Bancks and Co's map of 1831, OS mapping, periodicals
Description	An independent chapel that was erected by 1825 and opened for worship in 1826. The independent churches became known as Congregational churches in the later 19 th century. The church contained no graveyard. It had an associated Sunday school to the east of the chapel. The chapel was formally incorporated by the mutual agreement of 28 persons. It was demolished in the later 20 th century.
Assessment	Remains of the buildings could survive within the Site and therefore could be affected by the proposed development scheme.

Gazetteer Entry 07

Site Name	Sunday Schools
Designation	No designation
HER Number	-
Site Type	Schools (site of)
Period	19 th century
NGR	384634, 397121; 384639, 397091
Source	OS mapping
Description	A Sunday school situated immediately east of the Rusholme Road Independent Chapel lay within the Site in the 19 th century. The school was associated with the chapel and was extended by the Ordnance Survey map of 1891. An additional Sunday school lay within the Site on the junction between Upper Brook Street and Chapel Place. The Sunday school on Chapel Place later became a printing works by the mid-20 th century. The schools were demolished by the later 20 th -century.
Assessment	Remains of the buildings could survive within the Site and therefore could be affected by the proposed development scheme.

Gazetteer Entry 08

Site Name	Rusholme Road Burial Ground
Designation	No designation
HER Number	8689.1.0
Site Type	Burial ground (site of)
Period	19 th century

NGR	384788, 397056
Source	Bancks and Co's map, Swire's map, OS Mapping, HER
Description	A cemetery that lay on Rusholme Road, opened in May 1821 for the use of Protestant Dissenters. The cemetery became increasingly popular amongst the middle and upper-class residents of Manchester. An influenza outbreak swept through the country and put huge strain on the cemetery in 1837, for example one day consisted of 36 burials. The Burial Act of 1853 prohibited the opening of new graves, and therefore the burials started to decrease. In 1953 the cemetery became under control of the Manchester Corporation. The gravestones were exhumed and the ground grassed over. The cemetery is now a park known as Gartside Gardens (www.visitmanchester.com).
Assessment	The Rusholme Road Burial Ground is situated just east of the Site boundary and therefore will not be affected by the proposed development scheme.

Gazetteer Entry 09

Site Name	Rusholme Road
Designation	No designation
HER Number	-
Site Type	Road (site of)
Period	18 th century
NGR	384617, 3971433
Source	Yate's map, Johnson's map, Bancks and Co's, Swire's map, OS Mapping
Description	A road that runs through the north of the Site, visible on maps from the 18 th century and could have earlier origins. The section of the road that ran within the Site was later concreted over in the 20 th century.
Assessment	Remains associated with the road may survive within the Site and could therefore be affected by the proposed development schemes.

Gazetteer Entry 10

Site Name	Female Penitentiary
Designation	No designation
HER Number	-
Site Type	Prison (site of)
Period	19 th century
NGR	384662, 397114
Source	Swire's map, Bancks and Co's map, OS Mapping
Description	The grounds of a female penitentiary falls partially within the east of the Site. The prison is shown on Swire's map and Bancks and Co's. The prison was demolished and replaced with a Sunday school by 1850. By 1891 the land was occupied by a free library, which was converted into a warehouse in the mid-20 th century.
Assessment	Remains associated with the prison may survive within the Site and could therefore be affected by the proposed development schemes.

8. Significance

8.1 Policy context for heritage assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, such as Scheduled Monuments or listed buildings. Others do not but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF sets out the Government's planning policy and framework for England, and how these are expected to be implemented. The NPPF places particular emphasis on assessing the development proposals in line with an up-to-date local plan. Consequently, Manchester's Core Strategy (adopted July 2012) was consulted as the key Development Plan Document in the Local Development Framework (LDF), with particular reference to Policy EN3: Heritage. In determining applications, local planning authorities must be able to understand the significance of any heritage assets affected by a proposed development in order to assess its impact. This enables the conservation of heritage assets in a manner suitable to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations, or else they can be recorded and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible.

8.2 Designated heritage assets

The Site is situated within 250m of six designated heritage assets, however, the proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report (see Section 2.3).

8.3 Significance of the archaeological resource

8.3.1 *Historical and archaeological interest*

Historical interest

The Site lay within the manor of Chorlton, which was recognised as a separate township formerly known as Chorlton Row (Chorlton-upon-Medlock), by 1618. Chorlton transformed from an agricultural area to an industrial township during the late 18th and 19th centuries, housing working-class and middle-class populations. The Site comprised various forms of housing (GE02-05), an independent chapel (GE06) and Sunday Schools (GE07). Manchester was at the forefront of the industrial revolution and therefore the Site may be considered to be of historic interest.

Archaeological interest

The Site contains a section of the proposed course of the Roman road from Manchester to Buxton (GE01) and therefore archaeological remains found from this period would be of archaeological interest, however, given the extent of development that occurred across the Site from the 19th century onwards, it seems likely that any buried remains from the Roman period will be, at best, very fragmentary.

The industrial period is a significant part of Manchester's history and therefore any archaeological remains of 19th-century workers' houses and back yards (GE03-04) could be of archaeological interest.

Archaeological remains within the Site could also be associated with the social use of the area, comprising of Rusholme Road Independent Chapel (GE06) and Sunday schools (GE07). Any remains associated with the church may be considered of archaeological interest.

8.3.2 Baseline significance conditions

Period

No prehistoric, medieval and post-medieval activity is known to have taken place within the Site, and the potential for such remains is considered to be low due to later 19th and 20th century development.

Roman remains associated with the Manchester to Buxton Roman road (GE01) would be considered significant due to period, due to the significant history of the Roman occupation of Manchester.

The most likely remains to be encountered within the Site would date to the industrial period, which could include 19th-century houses (GE02-05), Rusholme Road chapel (GE06) and Sunday schools (GE07). Sites reflecting Manchester's industrial heritage may be considered significant due to period.

Rarity

Buried remains pre-dating the 19th century would be considered significant due to rarity, as few remains survive within the area due to extensive development during the industrial period. Remains associated with the Roman road would be considered significant due to rarity. Rusholme Road (GE09), which ran through the Site, could also be considered significant due to rarity, as it has been captured on maps from the 18th century and could possibly have earlier origins.

Archaeological remains associated with the 19th-century domestic houses may not be considered rare as several examples have been excavated in the past 30 years. In addition, several rows of double-depth terrace houses and Victorian villas remain standing throughout Greater Manchester.

Documentation

The historical development of the Site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group value

The Site lies within an area of Manchester that was developed from the early industrial period onwards. The buildings erected within the Site consisted of residential buildings, a chapel and Sunday schools, but they would not be considered of group value.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. There is limited potential to find that some of the domestic buildings had cellars although this is currently unknown. However, any buildings containing cellars or deep structures are more likely to survive as *in-situ* buried remains.

Fragility / vulnerability

Any buried archaeological remains, should they be present and survive *in situ*, are vulnerable to damage or destruction during any earth-moving works associated with the restoration scheme.

Diversity

The remains within the Site are mostly associated with the development of Manchester during the industrial period, and therefore may not be considered significant due to diversity.

Potential

There are no prehistoric, medieval and post-medieval remains within the Site or immediate environs, and the potential for prehistoric, medieval and post-medieval remains is considered to be very low.

The Site contained a small section of the Manchester to Buxton Roman Road and the survival of the Roman road may have some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England*: researchframeworks.org/nwrf/roman-period/ Table 3):

Roman Period	
R10	What was the impact of Roman industrialisation on the environment?
R11	How can we identify typologies and the development of military sites and Roman road systems?

Table 3 Roman Period Research Agendas

The Site contained 19th century residential buildings, such as double-depth and single-depth workers houses and villas with gardens. The survival of residential buildings has some potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/:Table 4):

Industrial Period	
IND22	How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?
IND26	How can we take forward our understanding of the impact of industrialisation on the middle class, particularly their housing and its location?
IND31	How have mass housing developments and civic or public buildings such as prisons, schools and workhouses, influenced settlement growth?
IND33	How well studied and understood are the back yards of workers housing and what is their significance?

Table 4 Industrial Period Research Agendas

The Site also has the potential to contain the Rusholme Road Independent Chapel and two Sunday schools. The survival of these religious buildings may have some potential to address the research agenda outlined in the current *Archaeological Research Framework for North West England* (researchframeworks.org/nwrf/industrial/: Table 5).

Industrial Period	
IND31	How have mass housing developments and civic or public buildings such as prisons, schools and workhouses, influenced settlement growth?
IND43	What is the impact of changing populations within industrialised communities on existing and new religious buildings, and the denomination influence on the character of settlements?
IND47	How can a typology of church-related and non-Anglican buildings be devised?
IND107	How well studied are social buildings in terms of identifying significant examples and types?

Table 5 Industrial Period Research Agendas

The 19th-century house, schools and the chapel may have been affected by the later construction in the 20th century, but it is possible that cellars may survive. The Roman road which lies beneath double-depth houses could be damaged, especially if the houses were cellared. However, the survival of the road cannot be completely ruled out and could survive in discrete areas. Therefore, the Site has the potential to address the research aims listed in the table above.

8.4 Summary of significance

It can be concluded from the information gained from the desk-based research that the Site has potential to contain buried remains from the Roman period and the industrial period.

Using the above criteria and the ICOMOS guide for assessing value of heritage assets the Site most likely contains non-statutory archaeological remains of low (local) and medium (regional) significance.

The Site has very low potential to contain Roman remains associated with the Roman road from Manchester to Buxton (GE01). If any remains were discovered, they could be of medium (regional) significance.

The Site has high potential to contain early 19th-century religious buildings such as two Sunday schools (GE07) and the Rusholme Road Chapel (GE06) which would be of low (local) significance.

The Site also has high potential to contain single-depth workers' houses (GE04) that would be considered to be of low (local) significance.

Any remains associated with the backyards of worker's houses or would be of archaeological interest, whilst below-ground remains associated with the double-depth houses (GE03) or Victorian villas (GE05) may be considered negligible.

9. Impact assessment

9.1 Development Proposals

Alliance UBS Limited have prepared a full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works at Upper Brook Street. The delivery of the proposals will involve ground-breaking works that have the potential to affect any surviving archaeological remains within the Site.

9.2 Impact upon archaeological resource within the Site

Delivery of the development proposals will necessitate some ground-breaking and landscaping works across the Site, with potential to impact on buried archaeological remains.

This assessment has demonstrated that the Site has the potential to retain buried remains of a Roman road, various forms of 19th-century houses, Sunday schools and a chapel (Fig. 13). Any such remains that do exist within the Site are likely to be of low (local) or medium (regional) significance and, without a programme of mitigation, the scheme could damage or destroy these remains.

10. Recommendations

10.1 Heritage Assets

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

10.2 Further Investigation

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council, it has been agreed that an archaeological evaluation (consisting of either a strip, map and record or trial trench evaluation) will be required to establish the presence or absence of buried archaeological remains and, if present, their extent and significance. The evaluation will target non-designated heritage assets of low (local) significance (Fig. 13).

Should significant archaeological remains be encountered during the archaeological evaluation, further excavation may be required to offset the harm of the development to the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework. The scope and extent of any such further investigation will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council.

Sources

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Appendix 1: Census Returns

Address	Household Name(s)	No. residents	of	Occupations of residents	Birthplace of residents
2 Caygill Street	Skelhorn,	10		Foreman sewage department, general labourer, dressmakers apprentice general servant scholar	Manchester
3 Caygill Street	Tayh, Owen, Hunt	5		Boarding house keeper, general servant, charwoman	Ireland, Manchester
4 Caygill Street	Goodier	6		Carter, clerk, bookmaker and binder, scholar	Manchester
5 Caygill Street	Pitt	5		Foreman in small wares, cord tender, fancy box makers	Manchester, Handforth, Salford
6 Caygill Street	Roberts	3		Engraver in stationary	Lincoln, Denbighshire, Leeds
7 Caygill Street	Davies	8		Warehouseman, scholar	Salford, Manchester
8 Caygill Street	Kewley	5		Tin plate worker, plumber, tin plate worker apprentice	Manchester
9 Caygill Street	Campbell, Jones	4		Calenderman, tailoress, plasterer	Burton on Trent, Manchester, Wales
10 Caygill Street	Holdsworth	5		Warehouseman, warehousewoman	Salford, Manchester
10 Caygill Street	Crashaw	1		Mantle maker, lodger	Yorkshire
11 Caygill Street	Horrocks, Gradwell	2		Hawker, Maker apprentice in packing house	Radcliffe, Manchester
13 Caygill Street	Shields	2		Builders clerk, printer apprentice	Manchester

14 Caygill Street	Risby, Webb, Bodley	6	Mason, tool maker, umbrella maker	Gloucestershire, Buckinghamshire, London, Tiverton
15 Caygill Street	Pattinson, Vernor	2	Mantle maker, tailoress	Cumberland
16 Caygill Street	Bergen	4	Tailor, tailoress	Germany, Manchester
17 Caygill Street	Kirkley, Green, Berry, Shaw, Corston, Rowe, Robinson	8	Milliner, general labourer, fitters labourer, butcher, farrier & smith, scholar, living on own means	Manchester, Chapel-En-Le-Frith, Lancashire, Huddersfield, Scotland, Market Harborough
18 Caygill Street	Coleman	4	Warehouseman, upholstress, scholar	Ireland, Bolton, Manchester
20 Caygill Street	Townson, Pickering	3	Agent, machinist	Preston, Bolton, Manchester
22 Caygill Street	Franklin	5	Greengrocer, domestic servant	Manchester
24 Caygill Street	Tilbury	5	Warehousman, scholar	Manchester, Gibraltar

Table 6 Census Returns for Caygill Street, 1891

Address	Household Name(s)	No. residents	of	Occupations of residents	Birthplace of residents
1 Chorlton Terrace	Stringfellow, Painter	9		Travelling draper, dressmaker, warehouse porter, machinist, pattern card maker, seamstress	Manchester, Lancashire, Chapel-En-Le-Frith, Wakefield
2 Chorlton Terrace	Walton, Jackson	3		Retired dairyman, printer, general servant	Altrincham, Eccles, Manchester
3 Chorlton Terrace	Arnold, Mannal	7		Coal proprietor, coach builders apprentice, milliner, scholar, general servant	Manchester, Salford, Yorkshire
4 Chorlton Terrace	Rice, Saynor, Larkin,	9		Boarding house keeper, scholar,	Manchester, Heaton

	Heathcote, Roby		bricklayer, theatrical agent, theatrical	Chapel, London, Clapton, Leicester, London, Sunderland
5 Chorlton Terrace	Bannister	6	Police superintendent, warehouseman, scholar	Lincolnshire, London, Manchester
6 Chorlton Terrace	Cope, Sington, Sherwood	3	Living on own means, architect, accountant	Yorkshire, Lancashire
7 Chorlton Terrace	Cusick, Williams, McCrone, Laffler	5	Upholsterer, general servant, baker, actress	Manchester, Liverpool, Scotland, Kent
8 Chorlton Terrace	Leaman, Wait, Clark	3	Living on own means, agent for merchants commission, agent for newspapers commission	Inverness, Stafford, Armagh
9 Chorlton Terrace	Whittall, Norbury	6	Upholsterer, valance foreign weaver	Manchester, Gorton
11 Chorlton Terrace	Mather, Larme, Harvy	4	Maker up of velvets, scholar, clerk	Middleton, Northenden, Salford, London
12 Chorlton Terrace	Wheeldon	5	Boarding house keeper, assistant, printer	Manchester
13 Chorlton Terrace	Sheasby, Dickson	6	Lodging house keeper, publishing agent	Salford, Scotland, Brock
14 Chorlton Terrace	Faulkner	3	Mosaic & encaustic filer, scholar	Upper Tean, Manchester
15 Chorlton Terrace	Alton, Henrich, Mather	8	Let apartments, grey cloth hooker, warehouseman,	Stockport, Manchester, Liverpool, Kent, Scotland

			mantle makers apprentice, Grocers book keeper, draper assistant	
16 Chorlton Terrace	Foxall, Haslam	6	Engraver, housekeeper, musician, warehouse assistant	Pendleton, Lancashire, Chorley
17 Chorlton Terrace	Nicholls	3	Railway Clerk	Boston, Manchester

Table 7 Census Returns for Chorlton Terrace, 1891

Address	Household Name(s)	No. residents	Occupations of residents	Birthplace of residents
1 Rosamond Place	Gibbons, Dunn, Wiles, Fisher, Austin, Trueman, Stanley	8	Boot maker, general domestic, plumber,	Cheshire, Wisbech, London, Shropshire, Trowbridge, Sheffield
2 Rosamond Place	Nicholls, Hobday, Lascelles, Newham, Russell, Macinnes	8	Boarding house keeper, mothers help, commercial traveller, actor, actress, musical director,	Godmanchester, Hull, London, Glasgow
3 Rosamond Place	Knowles, Howard, Drivanell	6	Gardener, salesman in woollens, dressmaker	Newton, Gisburn, Burnley, Lancashire
4 Rosamond Place	Gavin, Parvin, Harworth	7	Letter press printer, scholar, confectioners assistant, clerk in holy orders	Scotland, Manchester, Knaresborough, Altham
5 Rosamond Place	Keating	5	Joiner, packing case maker, lithographic artist	Isle of Man, Nantwich, Manchester
6 Rosamond Place	Hartwell, Goosman, Hammond, Eyres, Gibson, Paddington	7	Carter, domestic servant, dressmaker, general servant	Hayfield, Audlem, Yorkshire, Shropshire, Manchester, Durham

7 Rosamond Place	Martin, Ridlings, Harris, Hewett, Laryshaw	6	Baker, cook, dressmaker	Burnby, Durham, Hyde, Lambeth, Cheshire, Hertford
8 Rosamond Place	Kelsall, Taylor,	9	Joiner, warehouseman, scholar	Manchester
9 Rosamond Place	Bailey	7	Cabinet maker, apprentice to litho artist, apprentice to engineer, scholar	London, Redditch, Stretford
10 Rosamond Place	Gavin, De Reland	6	Lithographic printer, scholar, upholsterer	Manchester, Pendleton, Luckington
11 Rosamond Place	Davenport, Mandsley, pram	7	Navy pensioner, cook, Inn waiter	Weston, Manchester, Scarborough, Austria
12 Rosamond Place	Lee, Ostend	7	Housekeeper, warehouseman, clerk, salesman, vocal artist	Hodnet, Stockport, Heaton Chapel, Preston, Southampton
13 Rosamond Place	Whittle, Patrick, Power	8	Carter, tram guard, scholar, vocalist, vocal artist	Lancashire, St Helens, Manchester, Spain
14 Rosamond Place	Campbell	3	Lodging housekeeper, stableman	Scotland, Derbyshire
15 Rosamond Place	Brown, Brownlow, Lawrence	8	Barman, scholar, housekeeper, ladys help, detective	Bradford, Yorkshire, Kent, Brighton, Whittington, London, Manchester
16 Rosamond Place	Sallatty, Rodrigues, Pattison, Heywood	11	General shipping house traveller, domestic servant	Lisbon, Manchester
17 Rosamond Place	Heaper, Edwards	3	Beer retailer, general servant	Manchester, Stockport

18 Rosamond Place	Burns, Barre	7	Cook, confectioner's assistant, scholar, vocal artists	Birmingham, Manchester, New York
19 Rosamond Place	Powell	5	Tin plate worker, tin plate worker apprentice, scholar	Chester, Manchester
20 Rosamond Place	McKay, Cooper	5	Fishmonger, general servant	Manchester
22 Rosamond Place	Higgins, Anniny	6	Office boy, scholar, tailor	Bristol, Manchester, Colyton, Southleigh

Table 8 Census Returns for Rosamond Place, 1891

Address	Household Name(s)	No. residents	of	Occupations of residents	Birthplace of residents
11 Upper Brook Street	Rogerson	4		Grocer, Grocers assistant, general servant	Northwich, Winsford
15 Upper Brook Street	Foster, Farnworth, Manderfield	7		Furniture broker, dressmaker, yarn salesman	Nottingham, Manchester, Farndon
17 Upper Brook Street	Bailey, Butler	2		Grocer and Milkman, assistant	Manchester
19 Upper Brook Street	Hill	2		Publican	Manchester, Settle
21 Upper Brook Street	Gordon, Roberts	9		Engraver & milk seller, employed taking out milk, scholar, grey cloth hooker	Lancashire, Manchester
23 Upper Brook Street	Howlands, Castle, Holland, Flanagan, Griffiths, Parker	7		Packer, dressmaker, brass maker, porter, boot maker	Birmingham, Shrewsbury, Margate, Dublin, Wavertree, Market Drayton
25 Upper Brook Street	Williams, Cocken, Harder	6		Tailor, scholar, retired	Newmark, Manchester, Scotland

			machinist, retired servant	
27 Upper Brook Street	Welcher, Pollard, Malkin	4	Fruit salesman, salesman, general servant	Doddington, Manchester, Worcester
29 Upper Brook Street	Grey, Grandin	7	Van man, glove cleaner, scholar	Manchester, Isle of Man
31 Upper Brook Street	Griffiths, Ainscough, Yates, Hutton, Roberts	11	Tailor, servants register, clerks and vocalist, dressmaker mechanic, scholar, cook, nurse, housemaid	Manchester, Wales, Liverpool, Rochdale, London
33 Upper Brook Street	Bebbington, Ashley	5	Bricklayer, scholar	Manchester
35 Upper Brook Street	Clarkson, Tomlinson, Holmes	11	Bricklayer, laundress, dressmaker, telegraph messenger, scholar, retired dressmaker, labourer, clerk	Cheadle, Manchester, Scotland, Derbyshire
37 Upper Brook Street	Sutcliffe	4	Coal merchant, scholar,	Manchester, Ramsey
39 Upper Brook Street	Miede, Anderson, Wagemann, Francke, Remsake, Schutz, Kahl, Preiss, Mousch	13	Tobacconist, scholar, mariner, hotel waiters	London, Leeds, Aberdeen
41 Upper Brook Street	Bateman, Davies	6	Chemist, draper, scholar, servant	Manchester, New York, Yorkshire
43 Upper Brook Street	Jones, Roberts	7	Plumber & glazier, plumber assistant, dressmaker, pupil teacher, clerk, warehouseman	Manchester, Denbighshire, Wales
45 Upper Brook Street	Johnston, Todd, Fryer	8	Travelling draper,	Manchester, Scotland

			travelling draper apprentice	
47 Upper Brook Street	Haas, McLoughlin	5	Merchants clerk, general servant	Frankfort, Wakefield, Manchester, Gosport
49 Upper Brook Street	Rogerson	8	Dentist, draughtsman, telephone operator, dentists assistant, scholar	Prescot, Manchester

Table 9 Census Returns for Upper Brook Street, 1891

Appendix 2: Figures

- Figure 1: Site location map
- Figure 2: Site boundary superimposed on modern mapping
- Figure 3: Site boundary superimposed onto Banks & Co's Map of Manchester & Salford, 1831.
- Figure 4: Site boundary superimposed on the Ordnance Survey 1:1056 Town Plan Map of 1851
- Figure 5: Site boundary superimposed on the Ordnance Survey 1:500 Town Plan Map of 1891
- Figure 6: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1908
- Figure 7: Site boundary superimposed on the Ordnance Survey 1:2500 County Series Map of 1922
- Figure 8: Site boundary superimposed on the Ordnance Survey 1:2500 National Grid Map of 1950
- Figure 9: Site boundary superimposed on the Ordnance Survey 1:1250 National Grid Map of 1969
- Figure 10: Gazetteer sites superimposed onto modern mapping
- Figure 11: Gazetteer sites superimposed onto modern mapping
- Figure 12: Gazetteer sites superimposed onto modern mapping
- Figure 13: Areas of archaeological potential

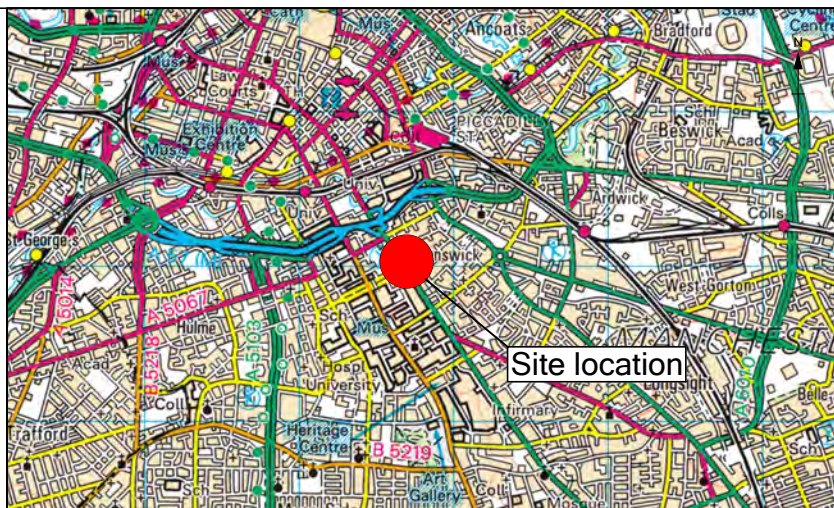


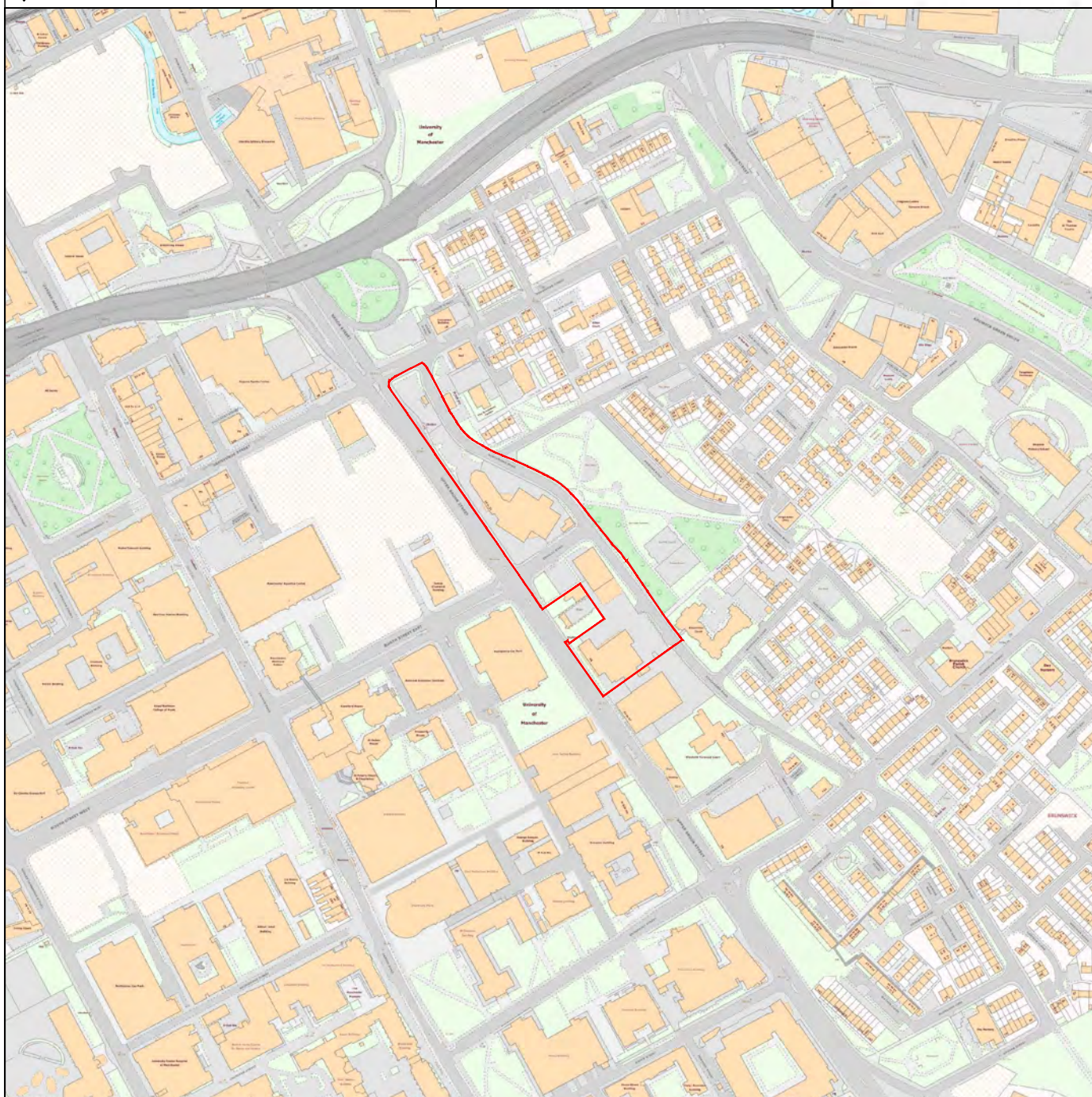
Figure 1:

Site Location

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SALFORD
ARCHAEOLOGY



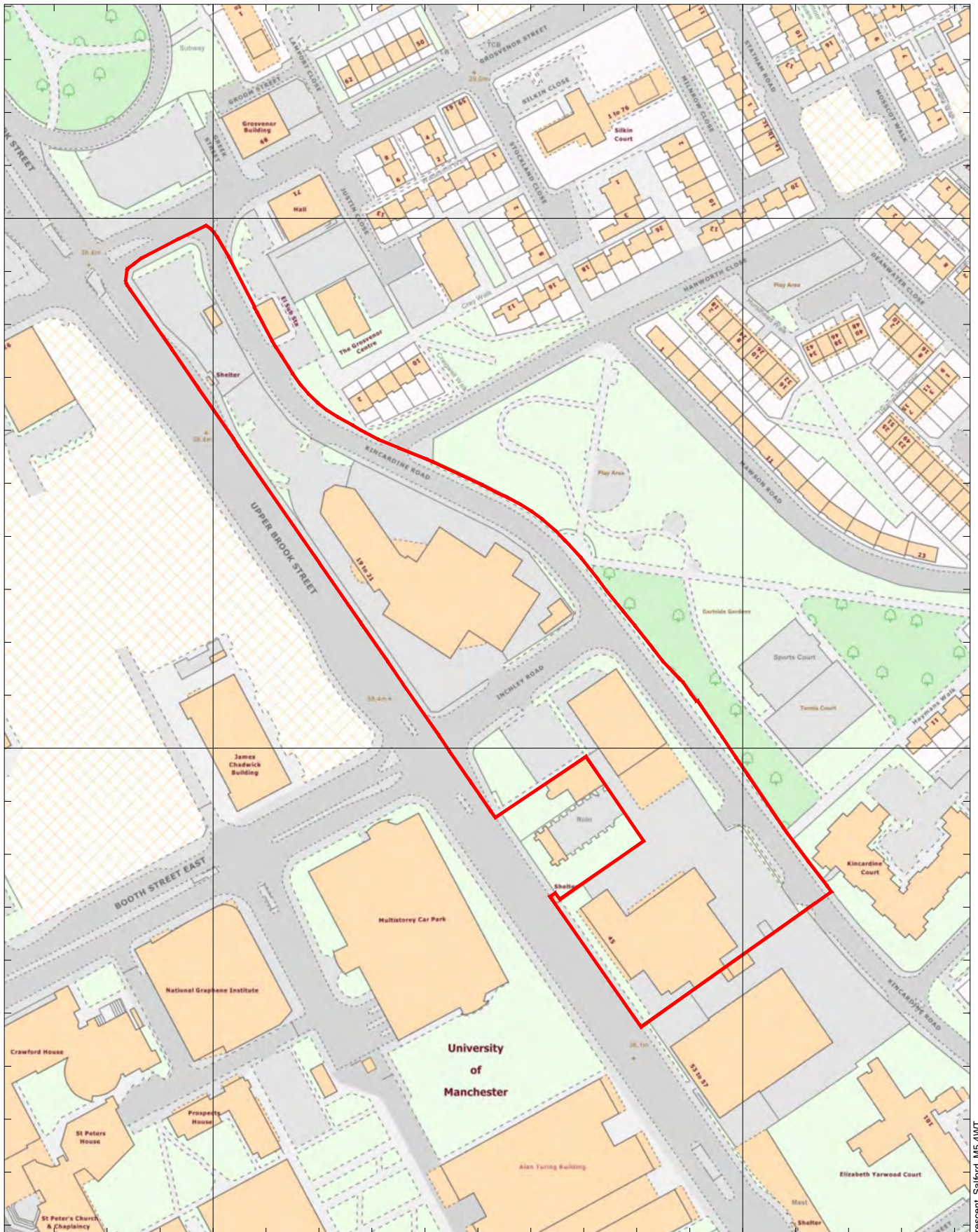


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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Key:

 Site Boundary

**SALFORD
ARCHAEOLOGY**

0

100 m

Scale at A4 1:2000



Figure 3:
Site Boundary Superimposed onto Bancks & Co's Map of Manchester & Salford 1831



Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 100 m

Scale at A4 1:2000

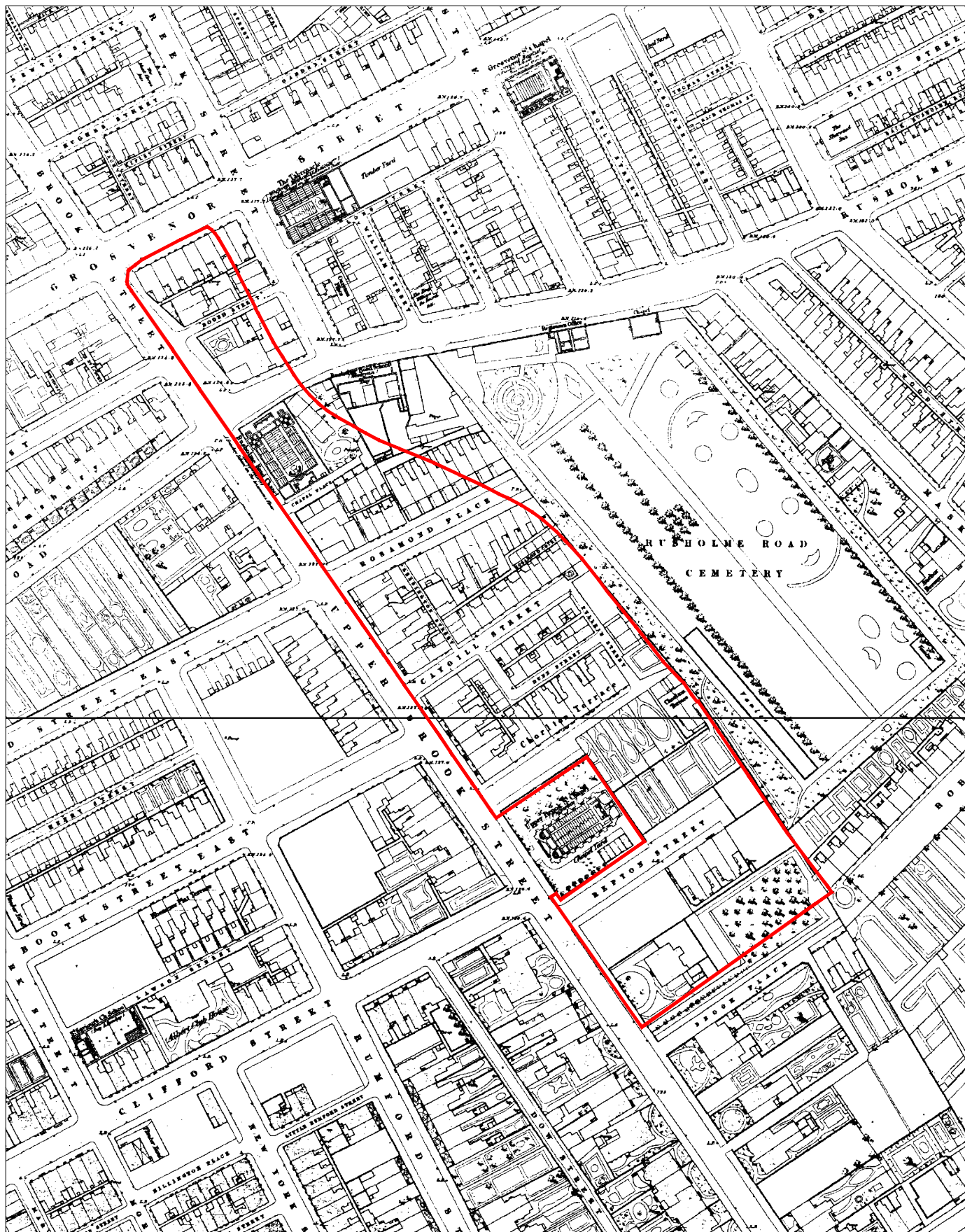


Figure 4:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1851

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 100 m

Scale at A4 1:2000

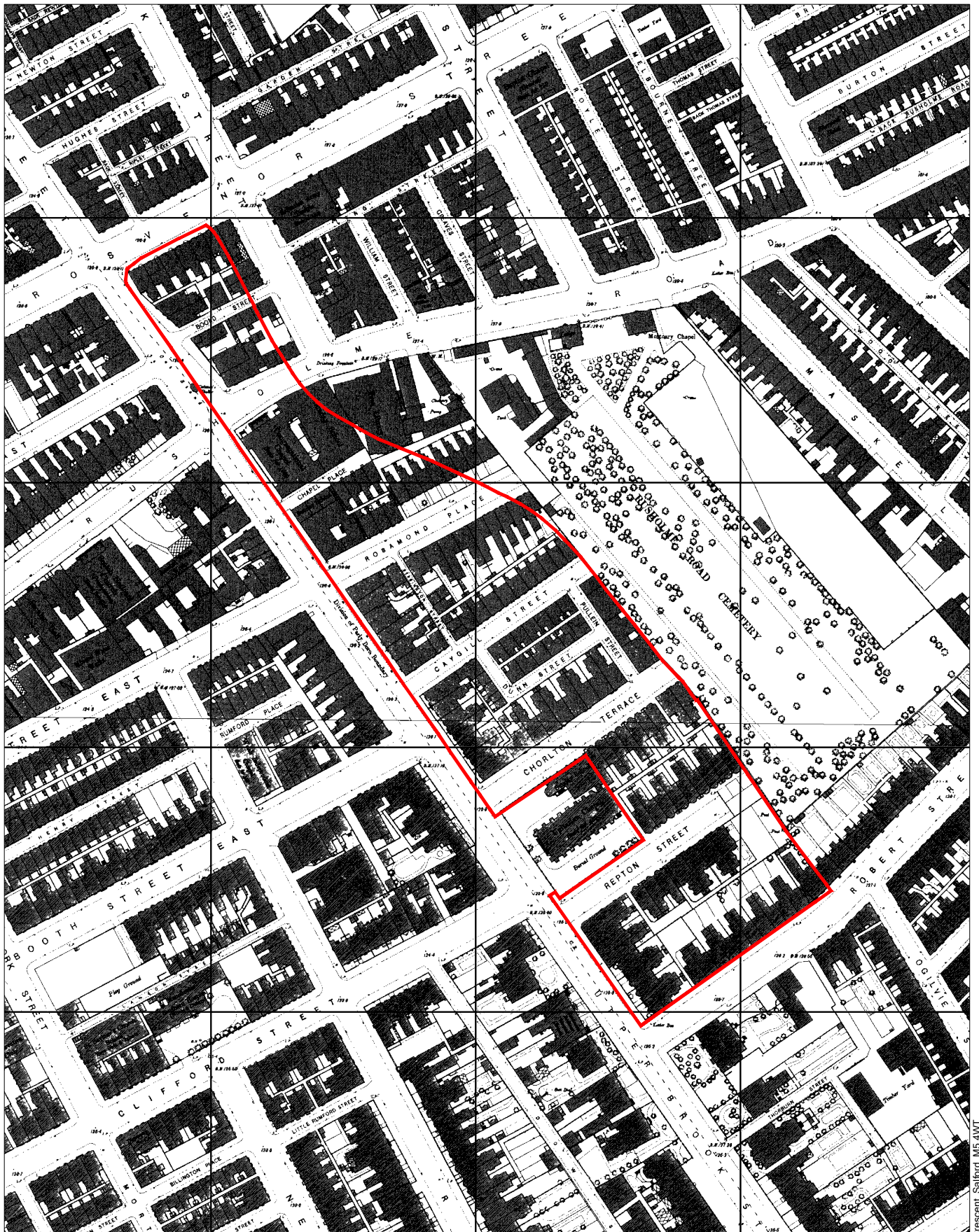


Figure 5:
Site Boundary Superimposed onto the 1:500 Town Plan of 1891

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Key:

— Site Boundary



**SALFORD
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0 100 m
Scale at A4 1:2000



Figure 6:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1908

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 100 m

Scale at A4 1:2000

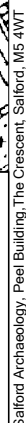




Figure 8:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1950

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Key:

— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 100 m



Scale at A4 1:2000

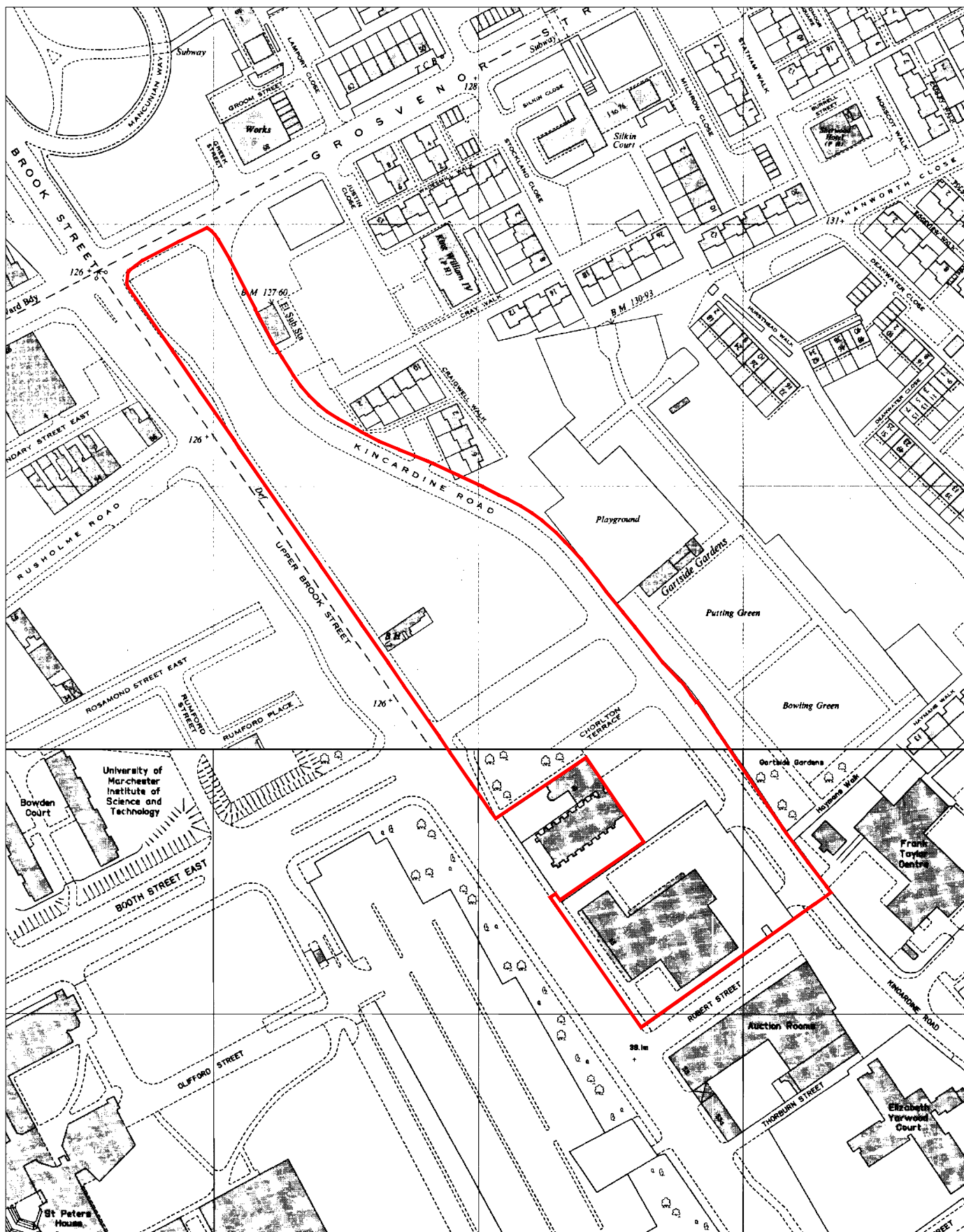


Figure 9:

Site Boundary Superimposed onto the 1:1250 National Grid Map of 1969

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Key:

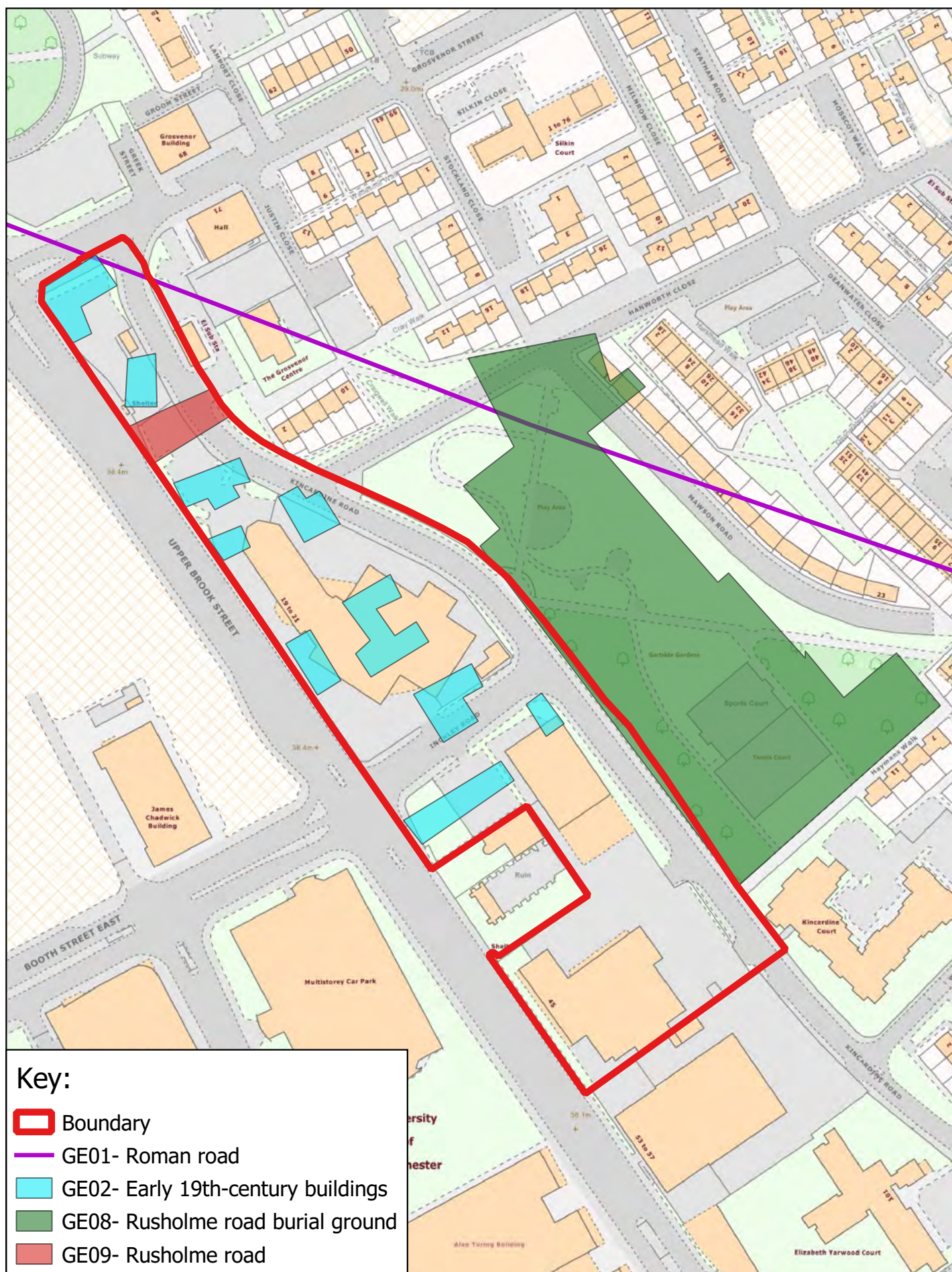
— Site Boundary



**SALFORD
ARCHAEOLOGY**

0 100 m

Scale at A4 1:2000



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Figure 10: Locations of Gazetter Entries

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0 10 20 m





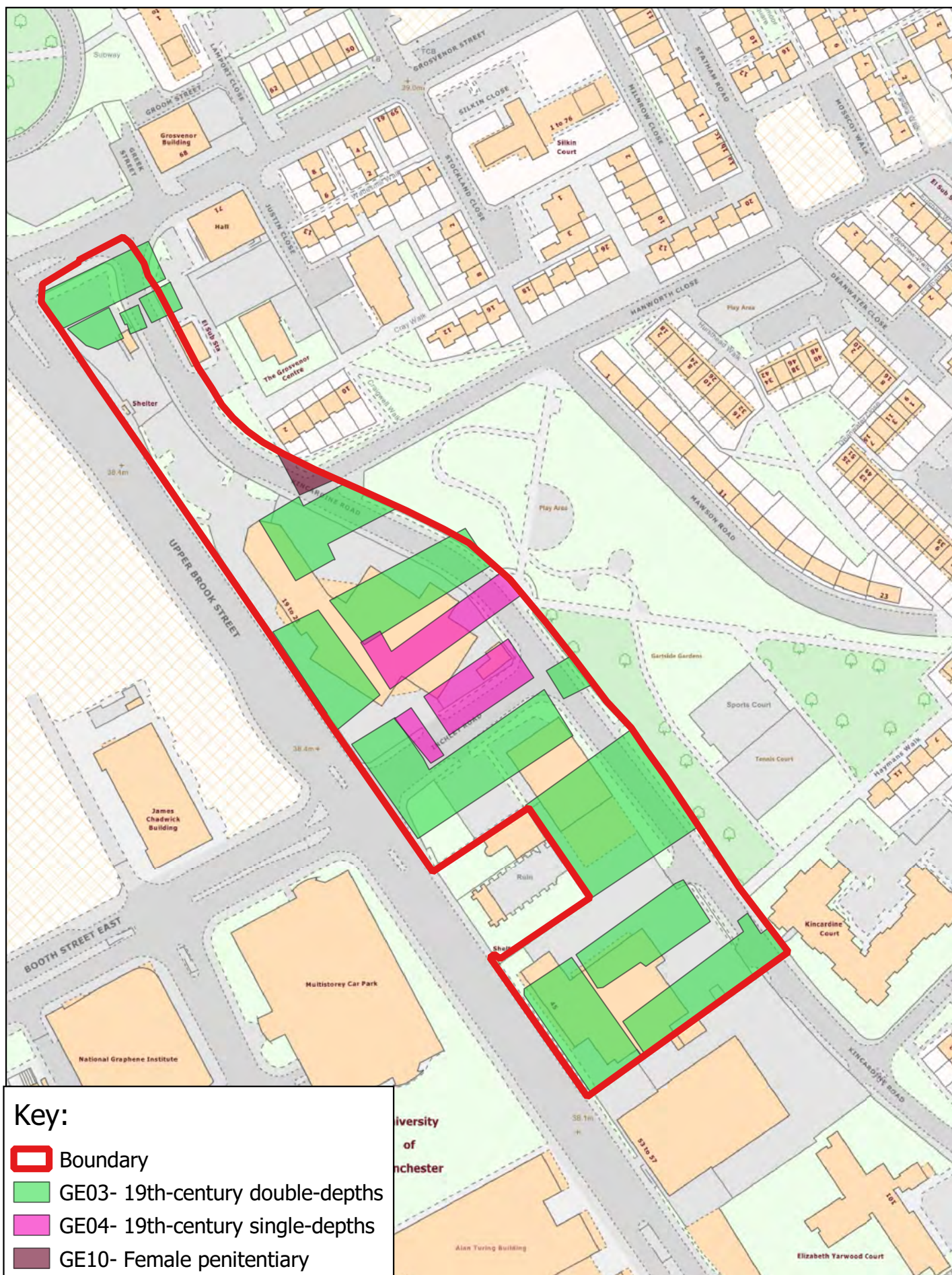
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Figure 11: Locations of Gazetter Entries

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0 10 20 m





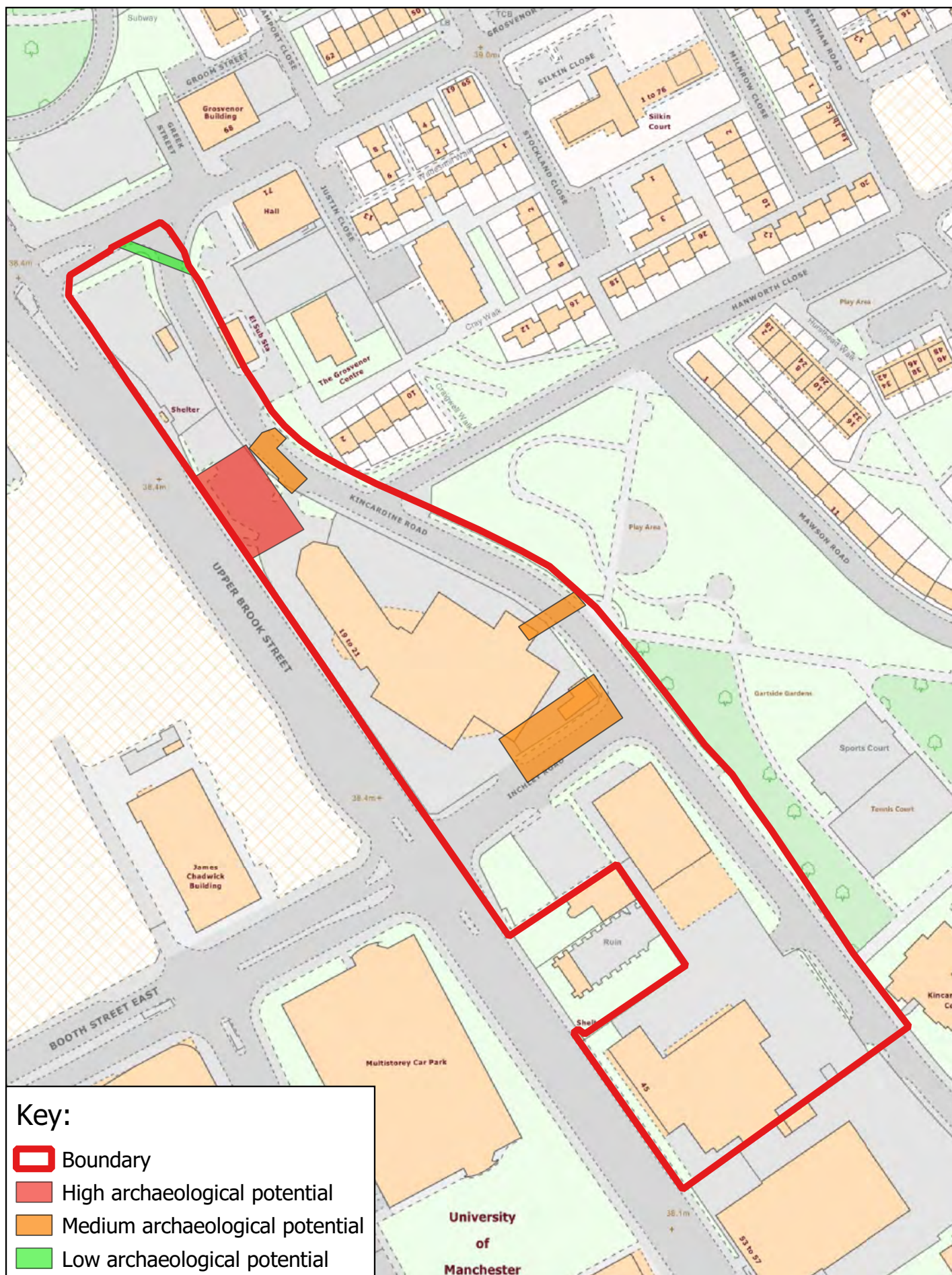
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Figure 12: Locations of Gazetter Entries

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0 10 20 m





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Figure 13: Areas of Archaeological Potential

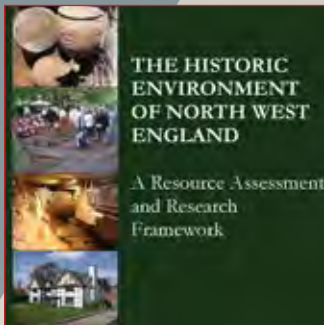
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0 10 20 m





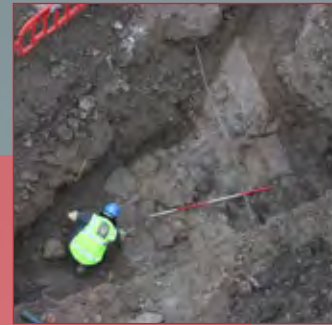
CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



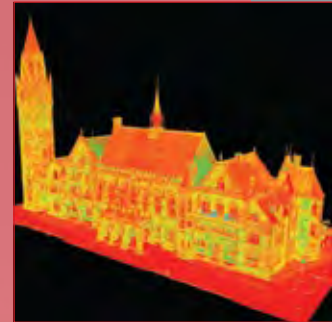
EXCAVATION



BUILDING SURVEY



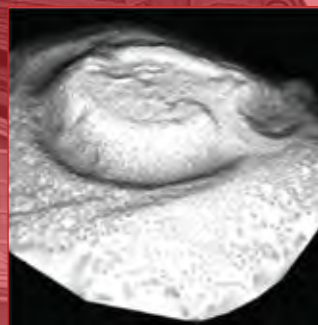
3D LASER SCANNING



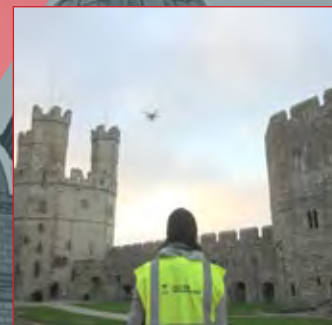
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



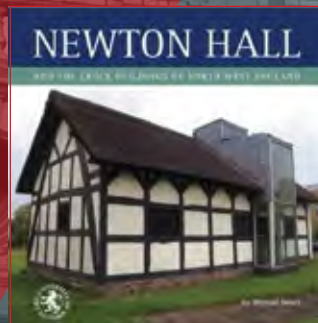
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

